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THE
SOUTHERN STATES,

An Illustrated Monthly Magazine
Devoted to the South.

VOL. III.

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THE SOUTHERN STATES.

MARCH, 1895.

A SOUTHWARD SLANT.

By George B. Cowlam.

For two generations past the people of New York and New England have been exceedingly busy and prosperous. They have been reaping a rich harvest from seed sown by wise predecessors, from skillful ability growing out of enforced conditions of industry and economy, and from taking hold, with both hands, of the great good fortune that came their way owing to circumstances beyond their control, but which they were prepared to grapple to.

The baker's dozen of millions who make up the population of those States—a little more than a-sixth of our total population—have created and accumulated wealth, and skill, power and appliances to create wealth, altogether out of proportion to any like number of our people, and while they have in the highest degree those qualities of skillful application, strong organization, steady industry and tireless energy which are at the bottom of great results in all fields, yet this will not fully account for the exceptional character of their success. Certainly it has not come from any advantages of soil or climate, or mineral or forest wealth—of abundant natural resources—for in all these their section is more lacking than any like area that can be found in any part of our territory east of the Rocky mountains. How, then, has this result come about?

It is a plain enough tale, though marvelous withal!

The hard conditions under which the people of New England lived compelled and trained them to make the best of

their resources—to supplement their lack of natural resources with their utmost skill and constant industry. They became skillful in a great variety of arts. They worked the meagre wealth of their land and the wealth of their stormy seas for all they were worth. In New York the wisdom of a few of the early leading men connected the Hudson with the Great Lakes by the Erie canal, and this was followed up by railroads. The Westward movement had progressed enough to advertise to the world the great extent and riches of the Western States at the time when, a couple of generations back, the employing classes of Europe, led by England, conceived the plan of keeping shop for the rest of the world and began to concentrate their capital in ships on the sea to gather materials and deliver products, and in machinery on the land, to be run by skilled labor, to convert raw materials into finished products.

This involved the sacrifice of the land-holder and agricultural laborer in countries where land and taxes were high. On our side we had land of the richest, in the West, to give away, and we did give it away with royal lavishness. This brought immigrants from across the sea by millions. New York and New England were prepared to transport them to the West and to outfit them when they got there; also to bring back, for consumption and export, their products of the soil. This was a long contract. It was so gigantic that it employed every man, machine and dollar in the East, at big prices, for a long

time. But it has been pretty nearly worked out. It has been growing less and less profitable year by year for a dozen years past. The West is prepared, in large part, to do her own manufacturing, and her ability in this direction is increasing. Her lines of exchange are swinging Southward to the rich coal field and forest wealth and to the mineral resources of the Southern mountains.

A big deflection of her grain exports, by shorter haul to tidewater at Baltimore, is a sign of the trend of trade. She realizes that foreign markets cannot be depended upon and that the mountains of the central South contain inexhaustible stores on which to build up a permanent and unlimited home market. She is turning attention to this new field as the region of her future largest exchange of products. Well she may, too, when it is remembered that this 140,000 square miles of mountain country, which is capable of sustaining a denser population than any other region in the world of like area, would, were it settled up like Saxony, hold eighty-five million people. Besides, the States lying around it can sustain enormous populations, who can prosper from their own productions and the exchange of surplus with their mountain neighbors. Population is slanting Southward, and the movement must go on.

Great Britain, with her "tight little isle" for a workshop and wharf and the sea for a highway, with almost a monopoly in carrying trade and commercial connections, with unlimited capital in skilled labor and machinery, in money and credit, has been fighting a losing fight. Great Britain's growing exports now are coal and machinery—clubs to break her own head with—to countries seeking to do their own manufacturing and to train their people to skill in the arts. Her most rapidly growing articles of import are food products. Her great carrying trade, once the highest source of her profit from commerce, is now, because of competition in manufactures in other countries, reduced to a free collection and delivery system run at the expense of her manufacturers, merchants and bankers. They pay the

freight. Consequently they are combined in an effort to check manufacturing development in new countries by the spread of monometallism, and to hold trade to old channels. It is a "last ditch" fight with them.

But, coming back to our own country, the great emergency contract for building up the country between the Alleghanies and the Rocky mountains is about worked out. Work now is hardly paying expenses. New York's great job of transportation is in like poor fix.

Nor can the capital, machinery and skill of New England and the money, transportation and connections of New York combined do, by a long railway haul, what England has been so long doing, with steadily decreasing profit, by long haul by sea—collect raw and crude materials for manufactures, make them up and distribute them, and at the same time buy and haul food, fuel, lumber, etc., for living. They have no longer a monopoly. Other sections have skilled labor, machinery, capital and the materials to work up and products to live on at hand. These facts settle the question. The mountain cannot be hauled to them. They must come to the mountain.

The big concerns in New England—cotton-mill chaps and such like—know what is going on and they are preparing for migration and looking up good spots, and they will be followed by the workers in wood, in leather, in metals and in the innumerable smaller industries of New York and New England.

They are fixed to take care of themselves. But that Eastern country is full of the same kind of splendid men and women and boys and girls as used to come into the West when I was a boy, and they are thinking of some new home where conditions are less hard and the promise of reward for labor is fairer and surer than it can be in the East from now on—some region where the foundation is capable of expansion for the children and grandchildren coming along—such locations as the people from York State and Yankee Land used to find in Michigan, Ohio, Indiana or Illinois in the early days, and where

their descendants are prosperous people now.

To these people I wish to say that I went South in a New York city regiment in April, 1861. I have lived in the South most of the time since. My business has made me reasonably familiar with all parts of it, but particularly those States lying east of the Mississippi river. I have met and known intimately all classes of people, from the mountaineers to the people of the coast, from the poorer classes to those at the top socially and in business or professional circles. I think that the States lying east of the Mississippi constitute, because of their great natural storehouse and workshop of central mountain wealth, surrounded by rich States, the richest and the finest half million square miles in the world. While I am partial to its mountains, yet there is variety of country to suit any one. The fisherman of Cape Cod or Cape Ann can find all he wants in the bays and harbors and sounds, and "outside," in Maryland, Virginia and the Carolinas. The tide-water man, the truck gardener, the fruit grower, the dairyman, the man who raises chickens, the farmer, cattle breeder, drover, the carpenter, mason, blacksmith, shoemaker, the "all-around" man, any kind of a man worth his salt, can make a living for himself anywhere between the sea and the mountains from the Susquehanna to the Carolinas, and he can take tidewater, middle country, Piedmont or mountain country to suit his taste, and get any variety he can find in New England, but get it with a sunnier side to it than at home.

The men who have taken bleak and bare New England and made it the beautiful land it is to the eye can make a paradise in the South.

If it were a question of moving, simply for moving's sake, I would not recommend it to any one. Every old home has its advantages and endearments. But to many it is not such a question. Relocation is a necessity. When we know, as we do now, that our railways are hauling an average of

eleven and a-half tons of freight per annum per capita, and hauling each ton an average distance of 119 miles, while all Europe moves only about the same quantity and an average of less than two tons per capita, and only an average of thirty miles—when our roads are hauling twenty-four times as much per capita as is necessary for poorer but better located European peoples—then we can realize how very badly located our people are. They must relocate, moving from where that haul is highest, and it is highest in New York and New England, where everything pretty much has to be hauled, and hauled a long way, and hauled back.

Year by year this will be borne in on hundreds of thousands of New England people. The causes have long been at work. On the other hand, the conditions in the South, the social conditions particularly, have been steadily preparing for a big migration from the North, and it will be welcomed and made at home, as it was in the West in early days. Avoid booms and boom towns. Don't look for immediate riches. Settle down in a good healthy neighborhood, go to work and grow up with the country. It will grow as surely and as rapidly as the West did in the flush days of old. I have said to my Southern friends—and that includes about everybody I know in the South—that they might naturally expect that a people who had done the work and had the luck of the Yankees might be expected to be in pretty good conceit with themselves, as all people good for anything are, but that at bottom they had the manhood and strength of true men and plenty of good sense and humor to enjoy a joke at their own expense; that I had grown up among them in the West and could wish no country any better luck than to be full of them. And I can say to my Northern countrymen that they will find nowhere in the world better people or better neighbors than the average citizens of the Southern States.

THE MILLER MANUAL LABOR SCHOOL OF VIRGINIA.

By D. Allen Willey.

Million-dollar fortunes are started in various ways, but few millionaires ever earned their first dollar selling stockings which their mothers had knitted. The State of Virginia, however, boasts just such a man.

On a wall in the reception-room of the Female Orphan Asylum at Lynchburg is a portrait of a man about fifty years of age, with strong but otherwise unattractive features. One might notice it principally because it is the only picture in the room. Why is it there? Because this asylum, which is one of the finest in this country, by the way, owes its existence to the original of the picture, whose name was Samuel Miller.

Mr. Miller's money paid for the most of it, and his money—\$100,000 of it—pays more than one-half the cost of maintaining it today.

His greatest work, however, and the one that will perpetuate his name, is the Miller Manual Labor School, of Albemarle county. Mr. Miller was a quiet man in his ways and disliked notoriety; hence it is that he was known but little outside of this section of the Old Dominion, and with the younger generation he is remembered only by this great work in brick and stone, most of which was reared years after his funeral sermon had been preached.

Old Mrs. Miller had been left at the death of her husband in moderate circumstances, with two growing boys to provide for. Samuel had had considerable experience in agriculture, and had spent much time on the plantations near Lynchburg, but he was too young to secure an appointment as overseer, and the field labor was entirely performed by slaves. Sheep-raising was at that time extensively carried on in this section, and the boy manifested much interest in the annual shearing process. In packing and carrying the wool to

the town merchants, more or less was dropped around the shearing pens. A friend of his told him that he could have this wool if he would pick it up clean. He accepted the offer, and one morning surprised his mother by appearing at the door of their Lynchburg home with a large bundle of Southdown fleece. Even then, so his friends say, he had no idea about disposing of it—he simply thought it worth saving. Woman's wit, however, suggested a source of profit. His mother offered to turn the wool into stockings if he would sell them. Here was an idea, and he took it up quickly. Had he sold the wool as it was, he would not have realized fifty cents for it. The stockings his mother made he sold around Lynchburg for four times that sum.

Such was young Miller's start in life. He developed an extensive house-to-house trade in stockings, then began buying wool, and hired several women to assist his mother in knitting. Other things besides stockings were made, and his natural talent for making money showed itself in a half dozen ways. He took his brother into business with him, established a branch house in New York, began investing his money in gilt-edge bonds, and bought his mother one of the finest plantations in Virginia, near Charlottesville, where she continued to knit stockings—but only for Samuel and his brother John. John, however, died some years before Samuel, and the latter continued in a general mercantile business in Lynchburg until about the beginning of the war, when he retired to another plantation that he had purchased. The year 1869 was the year that friends gathered at his deathbed, and learned for the first time that in the seventy-six years of his career he had earned a fortune of nearly \$2,000,000. It was generally re-

puted that he was worth \$100,000 or \$200,000, but no one imagined that his wealth had reached the million mark.

By the terms of his will the bulk of his fortune was left practically to Albemarle county to build a "school for educating boys and girls in manual labor." Such were the few words that created the group of institutions now termed the "Miller Manual Labor School," near Charlottesville. Owing to several law suits brought by relatives to break the will, the executors could not begin to carry out its provisions until 1874. From that time until about 1890—sixteen years—the work of carrying out Mr. Miller's plans continued until the "school" is one of the largest educational institutions in this country, the most extensive technical school in the South, and, taking the size of its buildings and their cost into consideration, one of the best of its character in the world. Altogether the several structures and their equipment have cost a little less than \$1,000,000. The expenses of their maintenance and of caring for the pupils are defrayed by a fund of \$1,300,000, from which an income of nearly \$75,000 is received.

The site for the institution comprises 1000 acres of land, five miles from Charlottesville, Va., on the Chesapeake & Ohio Railroad, and in a beautiful valley not far from "Monticello," Jefferson's famous home. This acreage provides for a farm, which occupies nearly half of it, where the pupils are taught every branch of this industry from milking a cow to corn cultivation. They do their own plowing, planting, cultivating, fertilizing, harvesting, gardening, etc., and the farm is one of the most productive in the South. Wheat, oats, corn, garden vegetables, small fruits, poultry, pigs, cattle and sheep are some of the products sold annually from it in nearby markets. Upon it is a model farm-house, where the girls are taught household duties, such as cooking, etc., and trained to become farmers' wives, if they should so choose. Right here I might say that a great many of them have become heads of such households, which is a good indication of how the Virginia planters appreciate practical education. But to

return to the farm proper, the observer notices that the fencing is of the highest order, the field ditches for drainage are dug in straight lines and are of regular depth; many of the roadways about the place would do credit to the streets of a large city, while you reach the farm from the city of Charlottesville by a wide, level road perfectly drained and macadamized so well that in the dryest weather it is comparatively free from dust. Most of this road was built by the students and laid out by boy surveyors.

The main building of the school, like most of the others, is built of brick with stone trimming. It was seven years in course of construction and cost \$150,000. It contains a chapel, the main dining rooms and dormitories and recitation rooms. The two machine shops nearby cost over \$75,000 with their contents. They contain two steam engines, built by the students, and over 100 horse-power can be generated by the boiler. These engines operate lathes, punches, drills, planers, saws, punchers, wood turners and other devices for working wood and metal of all kinds. The visitor then enters the brass and iron foundries, adjacent to the shops, and finds a cupola which will turn out a ton of molten metal per hour for casting into pigs, shafting, grates or any other form required. The blacksmith shop has the regulation outfit of anvils and tools. All of the forty horses on the place are shod here by the boys, and most of the shoes made also. The patterns from which the young molders, machinists and carpenters work are made in the drawing department, which includes a branch in architectural drawing. The electrical department is a feature of the institution. Chemical batteries and a large dynamo worked by steam generates the currents, with which fans are turned, also sewing and small farm machines, while the entire place is lighted by incandescent lamps. Most of this work was done by the boys, who have also installed an electric-bell system to the farm house, stables and the various buildings of the school proper. A large amount of the fund has been spent

in this electrical department, which contains the most modern apparatus.

Turning to the door of another four-story brick and stone structure the visitor enters what is familiarly called the "school." This like the main building contains recitation and study rooms, but unlike the other is devoted entirely to educational purposes. It is, in fact, a graded school with the several departments, where reading, spelling, writing, drawing, grammar, geography, arithmetic, composition, algebra, geometry, rhetoric, trigonometry, Latin, Greek, French and German are taught. The musical department is in another building, where one finds also instructors in botany, geology, mineralogy and zoology. And still another interesting series of rooms is occupied by the chemical laboratory, where the usual course in chemistry is covered and where conspicuous attention is given to instruction in analysis of soils and in the kinds of fertilizers suited to particular soils, etc.

Mr. Miller's idea was to establish a school where Virginia boys and girls could be educated in a general way, and receive practical instruction in any vocation they might desire to pursue. It was a very broad and comprehensive plan which was outlined in the old merchant's will, and how well the executors have followed his instructions can be understood when the reader learns that a boy who enters these doors can leave them as a carpenter, blacksmith, general machinist, stationary engineer, draughtsman, civil engineer, painter, shoemaker, moulder, telegraph operator, electrician, chemist, mining engineer, geologist, botanist, bricklayer, school teacher, printer, florist, cabinet maker, tailor or farmer. A girl may be fitted for a dressmaker, school or music teacher, nurse, cook, governess, or, above all, a practical help-

mate for life to the man who is fortunate enough to marry her. And this course of instruction is provided for in fifteen buildings, ranging in cost from \$250,000 to \$250 each. One of the smallest is a conservatory, where all who desire are taught how to raise and care for rare plants and bouquet-flowers as a business. To teach these various branches a staff of thirty-four men and women, besides the superintendent, is employed by the executors.

So much has been said about the executors that I should explain more fully how Mr. Miller arranged this part of his will. The Albemarle county court has charge of the disposal of the Miller fund. A committee of two citizens makes all appointments of teachers when it becomes necessary, and reports to the court. A report of all money to be expended for improvements to the school is also made, and no appointments can be made or money expended until the court signs an order giving its sanction. The Virginia Board of Education is trustee of the fund, and collects all interest, etc., on the securities comprising it, but is subject to the Albemarle court in all cases where any part of the money is to be spent.

It is to be noted that only children who are residents of the county of Albemarle can be appointed to the school. They must be under fourteen years of age when they enter, and cannot remain after they are eighteen. The school is for white children exclusively. It is tucked away, so to speak, back in the Virginia foothills of the Blue Ridge, never heard of or thought of by the world at large, but doing a great work in educating boys and girls in a practical way, who otherwise might become a curse instead of what this institution will make them—a blessing to society.

SALES OF FARM PROPERTY IN THE SOUTH TO NORTHERN FARMERS.

The SOUTHERN STATES recently sent to a number of real estate agents in different parts of the South a request for a statement of real estate conditions in their respective localities, with reference more particularly to farm property. The letters given below have been received in answer.

These letters make interesting reading. They show graphically how the South is filling up with agriculturists from the North. Here are statements of actual sales of farms to Northern buyers—not mere generalizations as to immigration. In no other part of the country does there exist such activity in farm property. In fact the greatest obstacle to a more rapid and enlarged flow of population to the South is the impossibility of finding purchasers for farms in other sections. Thousands of farmers who want to move South are prevented from doing so by their inability to sell their present holdings. In several of the letters on the following pages this fact is referred to. It is conspicuous in the great volume of correspondence that comes to the SOUTHERN STATES from the North and Northwest.

The sales made in recent months by these few agents furnish a basis on which to speculate as to the total sales in all the South. These letters do not of course make possible any sort of a general review or summary of land sales. As specific cases here and there, however, they illustrate and demonstrate the fact that the movement of agricultural population to the South in large and increasing numbers is an actual, tangible reality.

One firm in Atlanta has sold in ninety days an aggregate of 2740 acres of farm property for \$30,700. The same firm has an order for a tract of 50,000 to 100,000 acres for colonies of Swedes, and similar orders from Nebraska, Penn-

sylvania and Ohio for smaller tracts for colonization. Another Atlanta agent writes that new settlers are coming in every week.

An agent at Crowley, La., writes that his entire office force is kept so busy showing lands to homeseekers and making sales that his correspondence and clerical work has to be done at night.

A Memphis firm has sold since September 1st 21,625 acres of farm lands in Mississippi, Arkansas and Louisiana for \$195,350, the purchasers, who were in part from Iowa, Dakota, Nebraska and Illinois, buying for immediate occupancy and cultivation. A Chattanooga dealer reports having sold in the past twelve months thirty farms, aggregating 4300 acres, to Northerners, and says he has received in the last two months at least 1500 inquiries from prospective immigrants. A company in Western North Carolina reports the sale of a 5000-acre tract and a number of farms. An agent in Fairfax county, Va., sold farms in 1894 to persons from six Northern and Western States. An agency at Lynchburg, Va., sold 9187 acres of farms to Northern farmers in 1894. A firm in Richmond, Va., has in the last six months sold several large tracts to Northern capitalists at prices aggregating \$150,000, and has in hand now an application for 25,000 acres for a number of New England farmers. The Commissioner of Immigration for Arkansas states that not less than 100,000 immigrants have settled in that State within the past year. An agent at Columbia, S. C., has sold several large farms since January 1, including one of 1280 acres to a New Yorker. An agent at Cambridge, Md., settled in 1894 twenty families of Germans from the West, and says that many others have come in and rented farms with privilege of buying. In Haralson county, Ga., over 3000 acres

have been bought in small tracts for orchards and vineyards by over 200 persons from other States. A correspondent in Halifax county, N. C., states that the county records show a considerable increase in farm sales in 1894 over 1893, with a decrease of 20 per cent. in the number of mortgages and more existing mortgages released. At Centreville, Miss., twenty-two farms were sold to buyers from Illinois, Kansas and Pennsylvania.

A correspondent at Gillett, Ark., says that over 100 families settled in that county in 1894, and that a large number have come in since, including one colony of eighteen families from Iowa.

An agent at Richmond, Va., reports that he has had in sixty days 1200 inquiries for farm lands coming from every Northern and Western State and from Canada, England, France and Sweden. Fifteen per cent., or 180, of the inquiries were from Pennsylvania, about 10 per cent. each from New York and Ohio, the numbers, respectively, being 121 and 128. The next highest State, 69, was Michigan, and the next Iowa and Illinois, 58 each. From this it will be seen that it is not only from the remote and destitute Northwest that farmers are seeking to move South, but from the older and wealthier and presumably more contented East.

An agent at Pocomoke City, Md., reports having sold in 1894 fifty farms to families from South Dakota, Kansas, Nebraska, Ohio, Pennsylvania and New York. A firm in Petersburg, Va., sold forty-three farms in 1894, the purchasers coming from Michigan, Wisconsin, New York, Indiana, South Dakota, North Dakota, Ohio, Illinois, Nebraska, Kansas, Pennsylvania, Germany.

Several agents in Southern Texas report sales of about 400 farms since January, 1894, and the sales of five agents in Southern Missouri count up 141.

The writers of nearly all the letters have much to say about the remarkable increase in the last few months in the number of letters of inquiry from the North.

But no synopsis of these letters can give any adequate idea of the conditions they disclose. The letters them-

selves should be read. It will be seen from them that in the purchasers of Southern farms every State outside of the South is represented. The Northwestern States—Nebraska, the Dakotas, Iowa, Michigan, Wisconsin, Minnesota—seem to send the largest number. Then come Kansas, Illinois, Ohio, Indiana, and then New York, Pennsylvania and other Eastern States.

Activity and Improved Outlook in Georgia.

SAML. W. GOODE & Co., Atlanta, Ga.—The real estate market about Atlanta was exceedingly inactive for more than a year prior to November last but, judged by actual sales and exchanges by our own agency of property valued in these deals at more than \$200,000 within the last ninety days, there is a decided improvement in the demand. These transactions included the following classes of property, to wit: 2740 acres of farm lands at \$30,700; 9 homes in Atlanta at \$87,200; vacant property in Atlanta at \$22,500; business property in Atlanta at \$48,000; strictly suburban property \$5000; small cottages—renting purposes, \$7800; but these actual sales and exchanges are no more significant than the recent and unprecedented inquiries which are made by persons from all parts of the country about the climate, water, health, rainfall, soil, products, social condition, schools, etc., in this city and State. This very week we have been asked to furnish a tract of from 50,000 to 100,000 acres of farming lands in Georgia, Tennessee, or Carolina, for a colony of Swedes. Similar orders are in hand for smaller tracts for colonies—one from Nebraska, one from Pennsylvania, and another from Ohio. Many letters come from individuals seeking farm homes, from others wishing lands for special business, such as trucking, dairying, fruit-growing and the like. Besides the demand for large tracts of farming lands, there has been a very perceptible interest manifested in pine timber lands, and we are now about concluding the sale of over 150,000 acres.

The gold properties of North Georgia have excited much interest recently, and it is said that there are more stamp mills

in operation in the State today than ever before. Other minerals have been little sought after by speculators for sometime, but there is considerable actual development in progress in mica, asbestos, pyrites, etc. Prospective buyers and manufacturers are quietly examining the very valuable water-powers on the different streams in Georgia, and eligible and desirable manufacturing sites about Atlanta and other cities and towns are being investigated by people from the New England and Middle States.

There has been almost a "boom" in what is called "the great peach-growing district of Georgia," and your widely read magazine has had a great deal to do with calling attention to that particular district about Tifton, Fort Valley, Lee Pope, and Cycloneta. That is certainly a favored section for home comfort and fruit growing, and for many general crops, but Griffin, Americus, Newnan, La Grange, Cuthbert, Dawson, Georgetown, Lumpkin, Barnesville, Forsyth, and many other towns, and the lands surrounding these towns for many miles, offer equal inducements to homeseekers and investors.

Your magazine is certainly covering a wide range of country. In response to our advertisement in it, letters come to us from every section—if not from every State—in the North and West. No more convincing proof is needed that there is a general desire to gain information about Georgia and the South and that the SOUTHERN STATES is doing a great work in distributing facts about this part of the Union.

Crowded With Homeseekers.

W. W. DUSON & BRO., Crowley, La. —We can hardly find a moment's time to write a letter in answer to your inquiry about the condition of real estate here. For the last two or three months our office has been so crowded with homeseekers and settlers, and we have been so busy showing lands and making sales, that our entire force is kept engaged through the day, and our correspondence and clerical work has to be done mostly at night. Farmers from other States have been crowding into

this section to such an extent that it has been almost impossible to take care of them.

The great business here has been rice growing, and for the last two or three years farmers have been able in most cases to pay for their lands out of the first crop. As grown here it is one of the easiest crops in the world to raise. Those farmers who have depended entirely on rainfall have had occasional short crops on account of lack of sufficient rain, but where irrigation has been practiced there is no such thing as failure or short crops. Irrigation, however, here is the simplest and most inexpensive thing imaginable. This is as fine a prairie country as there is in the world. We are beginning now to diversify our products. This parish will probably plant more oats this year than the whole State of Louisiana has done for many years before. A larger area will also be planted in corn than formerly. The growing of fruits, such as peaches, pears, figs, plums, &c., is also coming more and more into prominence. This is a magnificent country for all fruits of this sort. The cultivation of small fruits and vegetables is also extending rapidly.

We are selling farms to persons from all parts of the North and West, some of them paying all cash, some paying one-third or one-quarter cash, and many who are not able to make any payment are renting.

The year 1894 was a very good one, and there has been increased activity during the last two or three months.

Promising Outlook.

A. W. SIDEBOTTOM, Chattanooga, Tenn.—In reply to your letter of inquiry I will ask the privilege of first expressing my high appreciation of the manner in which you have prosecuted your work in behalf of the South. I have been a subscriber to your magazine almost from the beginning of its publication, and have read with unusual interest each succeeding number. I feel that I am sufficiently acquainted with the South, being native born and for sixteen years constantly traveling over the larger part of it, to justify me in saying

that your writers and correspondents, in describing the different sections of the South and its varied resources, also letters from Northern and Western farmers giving their experience in the South, with which your columns have constantly been filled, have not overdrawn the picture.

With regard to real estate, and particularly farm property, no special effort was made by Chattanooga to bring immigration our way until the latter part of last summer, but speaking for myself alone the four or five months' work done in that direction promises very satisfactory results. Over two hundred persons have written to me for descriptive property list and information of various kinds in reference to the Chattanooga District, which comprises parts of Middle and East Tennessee, Western North Carolina, North Georgia and North Alabama, than which there is no more healthful section, no finer climate, no more hospitable people and, all things considered, no section offering greater reward to intelligent and well-directed toil. I am advised that quite a number will take advantage of the reduced rates offered by the railroads and come South with the opening of spring, as the representative of five to ten families each, wanting homes in our section. I wish you the greatest success in the work you have so well in hand.

Sold Farms Aggregating 3000 Acres.

W. A. & L. H. ROWAN, Alvin, Texas.—In this section there has never been a boom. The purchasers here are all homeseekers, buying mostly ten to forty-acre tracts, setting out the various kinds of fruit adapted to this country. The outlook for farm property is good. Many are deterred from coming by their inability to sell out their holdings in the old States. We have sold farms ranging from forty to 640 acres to twenty-nine residents of Iowa, and several others to residents of Nebraska, Missouri and other States aggregating 3000 acres.

New Settlers Every Week.

T. H. LESLIE, Gillett, Ark.—Farm property in this section has been selling

well for a year or more, and recently there has been a considerably increased activity. This is a prairie section, Arkansas county making up a large part of what is known as "Grand Prairie." It differs, however, from the Northwestern prairies in that there is an abundance of water and that at intervals of every few miles there are strips of timber. Commencing at the southern edge of Grand Prairie there are vast forests of untouched hardwood timber. During 1894 there were 100 or more families from the North and West who settled in this county and bought farms. Recently a colony of seventeen families from Iowa settled on lands that had been bought near Almyra, in this county. Inquiries are coming to me from all parts of the West and Northwest, and new people are settling in this section every week.

Fifty Farms Sold in 1894.

F. H. DRYDEN, Pocomoke City, Md. I have never known the demand for farm lands in this section so great as at present. During the year which has just closed I sold about fifty farms. My customers came from various sections, principally, however, from South Dakota, Kansas, Nebraska, Ohio, Pennsylvania and New York. The farms sold range in price from \$10 to \$35 per acre; the average acreage was about 125. Within the last few years I have settled over 200 families. My sales are confined principally to Worcester and Somerset counties, Maryland and Accomac and Northampton counties, Virginia. This is a section of country lying between the Chesapeake bay on the west, and the Atlantic ocean on the east, which locality is especially noted for its mild and agreeable climate.

Twenty Northern Buyers of Farms.

J. F. KINDRICK, Seymour, Mo.—The stream of homeseekers from other States to this section has within the past year attained a magnitude undreamed of before. They come almost exclusively from the West and Northwest.

Few yet realize the magnitude of the exodus from the Northwest. Already they are numbered by thousands, and will be by tens of thousands. Many

families from the West are very poor, almost wholly destitute of means, but others are coming well provided with money, and many of our best farms are being bought for cash.

In last twelve or fourteen months, counting up sales in this immediate vicinity that I can recall as I write, I find that twenty farms, aggregating 2775 acres, have been sold to persons from other States—nine of them being from Iowa, six from Nebraska, two from Kansas and three from Colorado.

No doubt other States were represented by settlers in the same territory, but in smaller numbers. Only two of the farms named are more than five or six miles from Seymour. The sales mentioned represent only a small part of our new citizens. Those who locate in town and who rent farms outnumber the purchasers.

Now take into account the vast territory that has been receiving these recruits and the further fact that many communities of equal extent have received far more than this, and you may begin to understand the magnitude of the movement, and the tide is not yet at the flood.

This question is of sufficient interest and importance to justify further discussion, but I will only add that I consider the movement of a permanent nature, and that it means the more rapid settlement and better development of Southern Missouri, Arkansas, Tennessee, Mississippi, Georgia and adjacent States of the South, the best portion of the United States for a healthy, contented and prosperous rural population.

Farm Sales Since 1st September Aggregating 21,625 Acres.

CALDWELL & SMITH, Memphis, Tenn.—We are not in the real estate business. Our occupation consists principally in the investment of funds of foreign mortgage companies in first mortgages on cultivated land in the States of Mississippi, Arkansas and Louisiana.

As a result of the hard times and the low price of cotton we have come into control of a large amount of real estate in this section.

Since the first of September we have disposed in one way or another of 21,625 acres at a price of \$195,350, divided amongst the States of Mississippi, Arkansas and Louisiana, as follows: Mississippi, 14,969 acres for \$145,950; Arkansas, 4734 acres for \$34,400; Louisiana, 1922 acres for \$15,000.

People from Iowa, Dakota, Nebraska and Illinois purchased 8376 acres of the above at prices aggregating \$69,100. We do not remember any of these properties being purchased for speculative purposes, and we know that in nearly every case the purchaser has moved upon the property purchased, apparently with the intention of making it his home, certainly with the purpose of personally conducting its operations.

While the bulk of sales to people from the North have been of land in the uplands of Mississippi, yet we have recently sold a considerable body of land located in the Yazoo and Mississippi Delta to a colony from Iowa. These people seem delighted with the country.

There is an impression that a white man cannot retain his health if he does manual labor in this alluvial region; this impression has doubtless arisen from the fact that, in the past, those white men who have come to the bottoms with the intention of working themselves have come from an exceedingly poverty stricken class and one entirely unaccustomed to the care of their health and do not live in a proper and hygienic manner—a class which even the air of the mountains of North Carolina would leave cadaverous and unhealthy. As a result of our experience we believe that where white people settle upon cleared and well-drained lands in this region we have nothing to fear in the matter of health.

The members of this firm came to the South from Indiana in 1882 largely as a result of the interest which the Atlanta Exposition caused. We are glad to find that men from the North are at last coming to realize the undoubted advantages which the South presents. The normal trend of immigration for many years should have been South instead of West, and we have no doubt but that the natural advantages of the South

would have made it so, but for slavery and feelings aroused by the war.

One of the best evidences of the extent of this immigration movement at present is the large number of real estate firms that are being organized for the purpose of assisting it. Scarcely a day passes that some one does not call to see us with a view to forming a connection of this character, and our mail has for months been loaded with letters from Northern real estate agents wishing to list our lands.

Among Southern men of our acquaintance there is but one feeling in regard to this immigration. It is welcomed with the strength which it would, perhaps, be difficult for the immigrants themselves to understand, for in this immigration the South sees the promise of an improved system of agriculture and of a large increase of white population, drawn from races germane to ours and who have the instincts of our own people.

Each section of the Union has had its special time of prosperity. The South has for more than a generation been visited with trial after trial, but it looks now as if the time of the South had come at last.

The work that your magazine is doing is one of great value to the South, and we will always take pleasure in responding to any request for information.

Large Number of Immigrants from the West.

LANE, KENT & KELLEY, Fort Smith, Ark.—There is an excellent demand here for farms to rent occasioned by the moving into this vicinity of a large number of people from Western Kansas, Nebraska, Colorado and the Dakotas. As a rule these people have no money to buy land but they have a proper amount of energy, and intelligence to succeed well in this country.

Sold Twenty-Eight Farms in One Month to Northern Buyers.

DICKINSON LAND CO., Galveston, Texas.—The condition of our real estate market is healthy. We anticipate during March very considerable inquiry and purchases, owing to the active

movement of Western farmers to the South, and particularly to this coast country, as great interest in the culture of fruit in this region is being manifested, owing to the success in that line in this county in the raising of the Keifer and Le Conte pears. When a 13-acre orchard will realize (as was done in 1893 and 1894) over \$10,000 in cash sales of fruit and young trees, it should not be surprising that an onward movement from the West to the South is a fact.

This company sold in 1894 twenty-nine farms to persons outside of Texas. The majority of the buyers were Swedes. Fourteen of the buyers came from Illinois, six from Iowa, four from Nebraska, two from Missouri, one from Colorado, one from Kansas, and one from Dakota. This of course does not include the sales made to home folks and persons in other parts of Texas. Most of these sales were made in the latter part of the year. Of the twenty-nine farms, twenty-eight were sold in the month of December.

Located Nearly Two Hundred Families.

RICHARDS & RAYMOND, Birch Tree, Shannon county, Missouri.—During the past four years we have located nearly 200 families in happy and prosperous homes in this east Missouri section. In 1894 we sold several improved farms and two thousand acres of unimproved land. The homeseekers coming here are from the prairies of Kansas, Nebraska, Iowa and the Dakotas, and quite a large number from Illinois, Indiana and Ohio. Here they find good soil and timber; the price is very low and the climate is mild and healthy.

Good Demand for Farm Lands.

B. M. MCGEE, Greenville, S. C.—I have found the demand for farming lands quite equal in past year to any years previous, and have realized fair prices on all sales by giving long time. Where forced sales have been made for cash prices have ranged very low and some rare bargains have been had. None of my sales have been to others than those who have lived among us for a long time. We find those who come here from North and East slow to

take hold of farming lands, and that is where they make a mistake. We have fine farming land, three to five miles of city, being sold at \$12.50 to \$15 per acre, worth almost double that amount when times were more settled. We have quite a number of families here in and around the city from North and East that seem to be delighted with our climate. We have had about a million dollars subscribed here in past ninety days to build cotton mills, a great deal of it from distant cities. We are sure of three mills, possibly five, during next six months. We invite those seeking health, wealth and investments generally to visit our city. We open wide our arms welcoming such to cast their lots with us.

Farms Sold to Thirty Good Families.

W. R. CRABTREE, Chattanooga, Tenn.—Our mail is daily burdened with inquiries from the North in regard to prices of land and general conditions in this section. During the last two months we have received letters of inquiry from at least 1500 prospective settlers. We have made sales of farms to about thirty good families during the past twelve months amounting to 4300 acres, in value \$52,000. Many others have been here prospecting, but have failed to locate either from lack of funds with which to buy or on account of property interests elsewhere, which they cannot afford to leave and upon which they cannot realize just now. Many of these people will, however, become settlers in the future.

Probably the greatest need of this section with reference to securing immigration has been the lack of small, cheap tracts of land for sale upon sufficiently easy terms of payment to meet the requirements of the small farmers from the Northwest, who are impoverished by continued drought and crop failures.

Stream of Homeseekers Increasing.

G. W. SAPPINGTON, Little Rock, Ark.—In the last six months 500 families have settled in Mississippi county in this State. Several hundred families have settled in Lonoke, Prairie, Arkan-

sas, Monroe, Crawford, Washington, Benton, Madison, Carroll, Boone, Fulton, Independence, Cleburn, Vancouver. These are principally homeseekers who have settled as farmers. Several syndicates from the West and Northwest are investing in cypress, oak, ash and pine timbers, and mills being established. The principal purchases of land are for farms, fruit orchards and grazing purposes. There is scarcely a week that excursionists are not here, and a large percentage of them settle, and at an early day the prairie lands will all be occupied. The stream of homeseekers is increasing from all parts of the North and Northwest. Our properties are lower perhaps than they will ever be again. Prairie lands that could have been bought three years ago at \$1, \$2 and \$3 per acre now command from \$4 to \$10 per acre.

Thirty Farms Sold Since September 1.

THE DADE COUNTY LAND & INVESTMENT CO., Greenfield, Mo.—The immigration to Southwest Missouri has been immense for the past six months. This company has sold since September 1, 1894, thirty farms to parties from Kansas City, from Nebraska, Iowa, Wisconsin and other Western States. We expect to sell as many more this spring and look for a larger rush next fall.

Immigration Would Be Much Larger if Western Farmers Could Sell Their Property.

D. McCORMICK & Co., Norfolk, Va. Our advertising has brought us a very large number of inquiries for farming lands, principally from the Middle, Western and the Northwestern States. The trunk lines centering here are constantly bringing in homeseekers, many of whom are being located in this section. As you are well aware, the trucking interests of this particular locality have given it a widespread reputation, and our lands are held at higher figures than the average of Virginia lands on account of the greater value per acre of our products, the feasibility of a quick succession of crops in one season from the same land,

superior transportation facilities to Northern markets in the large cities and the uniform success of our truckers. Present business has been greatly checked by the weather of the past weeks, which has so completely broken up communication. The outlook is, however, good for a large influx in the spring, and would be much better if those in the sections above referred to, who desire to move South, could dispose of their present holdings.

More Sales in 1894 Than in Any Three Years Previous.

DAMON, BEATON & CO., Corsicana, Texas.—The real estate market, both in our State and county, is much firmer than ever before. The demand for farming lands in this and adjoining counties really began in the fall of 1893, and increased so much that by the summer of 1894 prices advanced fully 20 per cent., and during 1894 more such sales were made to actual settlers than in any three years previous. The low price of cotton, however, had a depressing effect and caused a slight reduction in prices. The immense immigration from every quarter counteracted this effect to a great degree, and the result is that a most healthy feeling prevails both in our city, county and all the smaller towns surrounding Corsicana. The demand for farms to rent could not be half supplied, and this, together with our good crops, has convinced the owners of large pastures that these will pay better in farms, and hence many such have been subdivided and offered for sale. The tendency is for smaller farms, and we consider this a very healthy sign. As a rule all purchasers are well assured they can meet their payments. There is not a vacant business house or residence in Corsicana, notwithstanding over \$150,000 went into such improvements during 1894, and possibly as much or more will be so expended during this year.

Recent Settlers Well Pleased.

THOS. C. WATSON, Pensacola, Fla.—There has been quite a considerable movement of late from the Northwest, and numbers of families have located on

farms within a radius of twenty or thirty miles of this point. I do not know the exact number, but should estimate not less than twenty-five or thirty families have located in this vicinity within the past year. It is a matter of gratification to know that they all appear to be well satisfied with the change, and some sound loud praises of the land of their adoption. The land in the Northern part of this county is a good clay, sub-soil and well adapted for fruits, vegetables, &c.

The recent "cold snap" has not hurt our fruit crop, as the sap was all down, and our people look forward with confidence to a splendid crop this year. I might explain that we do not attempt to grow oranges for profit, as we are a little above the frost line, but we have found orchards of Le Conte pears to pay well and much less risk.

Real Estate Outlook Very Good.

NEUKIRK & CO., Mountain Grove, Mo.—The present outlook for real estate is very good. We have sold to Iowa men nine farms, with a total of 1580 acres; to Nebraska people eleven farms, 1600 acres; to Kansas people four farms, 760 acres.

A Great Many Inquiries from Northwest.

LEDBETTER & CRABB, Cedartown, Ga.—We are having a great many inquiries from parties in the far Northwest as to farming lands, and expect to sell some land in 1895. We made splendid crops in 1894. We made more than corn enough to supply the demand. Made a very good wheat crop. Made a large crop of sweet potatoes and killed more hogs than we have killed in any three years prior to this. If the people in the North and Northwest could only visit this part of the country they would not hesitate to locate here.

Colony of Thirty Families.

L. L. MUNSELL, Birch Tree, Shannon county, Mo.—Relative to sale of farm lands in the Ozarks in 1894, will say that money was very scarce, caused by the panic and the crop failures throughout the Western States, and there was but little done last year in the way of sales,

yet a few were made. I sold fifteen farms to parties from Michigan, Illinois, Kansas, Nebraska and North Missouri, who have moved on the lands and are improving them.

I am now receiving a great many inquiries about lands, and expect to make a good many sales this spring. Have already made arrangements for a colony of thirty families and probably more, who will be here in April. They will go on wild lands and open them up, and as fast as possible will set them to fruits.

There have been 56,000 fruit trees set out in past three years within six miles of this place, and a good many more will be set this spring.

Good Demand for Farms.

P. A. HOFFMAN & CO., Fort Worth, Texas.—We sold in 1894 a number of farms in Tarrant county to buyers from Nebraska, Ohio, Missouri and Indian Territory, all men of ample means, who took possession of the farms as homes. They propose to raise grain and engage in diversified agriculture. As we have a large meat-packing establishment here they will raise and fatten hogs, cattle and sheep for this market. We also sold fruit and garden lands in this county.

The demand for farms is good, and we have done much better this year so far than during the same time in 1894.

Our inquiry list by mail from other States is simply awful; awful in extent, awful in contents. In our mail today there is a letter from a gentleman, an Indiana man, who writes an intelligent letter, but asks if there is any likelihood of the settlement at this point being made permanent? Now when we write him that we have a city of 35,000 people, with all modern conveniences, twelve railroads, and that the farmers within a radius of thirty miles produce over \$10,000,000 annually in agricultural products, he will simply put us down as prevaricators.

Another class wish to know all about Texas, and then fire at us a list of questions that bring up every known science on earth, and such as they could not answer themselves about the country where they have lived all their lives.

Real Estate Market Shows More Animation Than in Several Years.

W. C. PERRIN, Shreveport, La.—The real estate market in this locality at the present time shows more animation than it has for several years. I have had inquiries from Missouri, Kansas, North and South Dakota, Nebraska, Iowa, Ohio, Illinois, Pennsylvania and Michigan. My sales of pine and farm lands for 1894 were very small and confined mostly to local purchasers. If there is anything in inquiries I will have a large business with non-residents this year.

Over 1200 Inquiries in Sixty Days.

J. THOMPSON BROWN & CO., Richmond, Va.—We have been in business here for twenty-two years, during which time we never had a movement of such magnitude as we now have from the great North and Northwest in the direction of Virginia for farming lands. We knew all the time that the central position of our State, its temperate climate, its location at the doorway of the great ocean traffic placing us in close touch with not only the markets of our country, but of the world, would render this present state of affairs only a question of time.

The condition of the real estate market has been dull and flat, but is daily becoming better. We are now negotiating with a Northern gentleman a sale of a farm within twelve miles of Richmond—the capital of Virginia—a city of 100,000 inhabitants, for only \$8.00 per acre.

We enclose you slip from our last catalogue showing that in the sixty days preceding its issue we received over 1200 inquiries about Virginia lands, the majority of them coming from California, Connecticut, Colorado, Dakota, Delaware, District of Columbia, Idaho, Illinois, Iowa, Indiana, Kansas, Massachusetts, Maine, Michigan, Minnesota, Nebraska, New York, New Jersey, New Hampshire, Oregon, Ohio, Oklahoma, Pennsylvania, Rhode Island, Utah, Vermont, Washington, Wisconsin, Wyoming. 180 of the inquiries came from Pennsylvania, 128 from Ohio, 121 from New York, 69 from Michigan,

58 each from Illinois and Iowa, 33 each from Minnesota and Indiana, 48 were from Canada. There were some from England, France and Sweden.

Many of these correspondents desire to trade their lands for Virginia farms, and we are impressed with the fact that nearly all of the applicants state that they would come to Virginia if they could dispose of their farms.

We congratulate you upon the good work being done by your magazine, the *SOUTHERN STATES*, and hope that success may attend your most worthy efforts.

Swedish Colonies in Texas.

SEABROOK & KINSELL, Port Lavaca, Texas.—We have been doing business in Calhoun county, on the immediate Texas coast, for three years as colonizers. In that time the great bulk of the immigration has been from the North. There was a big falling off in 1894, due in a great measure to the hard times in States like Kansas and Nebraska, but the indications are that the tide from the North has again set in and we look for a large number from States like Iowa, Illinois and Minnesota. There is one Swedish colony in Calhoun county comprising sixty-three families, and 250 farms have been sold to them. There is another colony of Swedes near Port Lavaca, of whom twenty-one have bought land. The Swedes also own a good deal of other land in the county. We also have a large number of native American farming families from the North, one being from New Hampshire. A Northern syndicate has lately opened for settlement 6134 acres above Port Lavaca, and on this a good many families have already located. The land around Port Lavaca, and much of the lot property of the town, has passed into Northern hands, and is figuratively called the "Yankee Town of the Texas Coast."

New Yorkers Buying Farms in North Carolina.

W. C. ERVIN, Secretary The Morganton Land & Improvement Co., Morganton, N. C.—A tract of land embracing 5000 acres and lying on both sides

of the Western North Carolina branch of the Southern Railway, in this county, has been divided up into farms averaging about eighty acres and sold to a colony of Waldenses, from the Italian Alps, most of whom reached the United States in the fall of 1893. These people spent last year in building houses and clearing land. They are now setting out vineyards and orchards, and expect to make wine and ship grapes, apples and other fruits to the city markets.

A 5000-acre tract of timber land in South Mountain section of this county was sold to New York parties last year.

Mr. Norman Astley, of the New York School of Expression, New York City, purchased last year two farms of 200 acres each in the very picturesque valley lying at the base of the Linville mountains, in this county. One of these he is improving for his own use, and the other he purchased for a friend. He is now negotiating for the purchase of other farms in the same locality.

Mr. James G. Vail, of Rochester, N. Y., and F. S. Miller, of Griswold, Iowa, are among those who purchased farms in this vicinity during 1894. Mr. H. B. Maney, of Philadelphia, purchased through our company a beautiful farm on Linville river, in this county, a few years since, and is now one of our most successful farmers and stock breeders.

The outlook for 1895 is that we will have a more active real estate market and a greater influx of immigration to this healthful Piedmont country than ever before.

The work which the "*SOUTHERN STATES*" is doing in directing attention to the South and its resources ought to bring it a generous support from the section to whose interest it is devoted.

Over 200 Non-resident Buyers in 1894.

S. S. RAMBO, Tallapoosa, Ga.—There is a good demand for farms and fruit lands in this section, each monthly excursion bringing from twenty-five to forty prospectors. During the past year several thousand acres have changed hands in tracts of five to 300 acres, representing over 200 non-resident buyers and nearly every State of the Union. 1200 to 1500 acres of these purchases

have been planted to grapes, and several hundred acres more are under contract to be planted this spring. Several hundred acres more have been planted to strawberries, apples, peaches and quinces. A number of purchasers have improved their farms and are living on them. Others who have bought near the city have also bought city houses, so as to have the advantage of our excellent free school.

Personally, I have sold tracts of five to 150 acres to residents of Wisconsin, District of Columbia, Pennsylvania, Kansas, New Hampshire, Iowa, Ohio, Michigan, Illinois, Minnesota and Indiana, ranging from \$5 to \$20 per acre for farms and \$10 to \$25 per acre for five and ten acre tracts.

Conditions in Texas.

ROBERTSON & KENNEDY, San Antonio, Texas.—The large number of recent excursions of capitalists and prospectors from the North and East has been a stimulus to this section. The recent agitation of the question of irrigation by the State Irrigation Convention recently assembled here and the steps taken to have the legislature now in session pass laws encouraging and protecting all stock companies formed for that purpose, has drawn public attention to the great value of these lands. The ease with which the lands can be irrigated and placed on a basis independent of the season at a comparatively small cost, has created a demand for them that is rapidly growing and will soon bring them up to their true value.

A Chicago company near here is putting in a dam and making ditches to irrigate 30,000 acres, and numerous smaller companies and individuals are doing the same on a smaller scale.

Large Number of Settlers.

JAS. M. HESSEY & CO., Cambridge, Md.—The outlook is very bright for a large number of new settlers in this county during the present year. During 1894 we sold a considerable number of farms, the buyers being from Wisconsin, Illinois, Ohio and other Western States, the majority being from

Illinois. One purchaser came from Hungary. We have also located in the past year about twenty to thirty families of Germans coming from Kansas, Wisconsin, Illinois, Indiana, Michigan, North and South Dakota, Ohio and many other Western and Eastern States. Many families have settled here to rent land for this year, with the privilege of purchasing next year. We are receiving daily many inquiries in regard to land from parties all over the United States and Europe who desire to settle on the Eastern Shore of Maryland and elsewhere in the Southern States. Many people are in correspondence with us from the Eastern States, and they seem to be desirous of settling on the Eastern Shore on account of its cheap lands and great advantages for farming, oyster industry, gunning and general healthfulness of the climate, etc.

Real Estate Market Improving.

J. T. BERNARD & SON, Tallahassee, Fla.—The real estate market in this section is improving. The prospects for immigration of farmers from other sections is better now than it has been for years. We have received more letters from farmers from Western States than ever before—all complain of the severity of the winter, and express a desire to come further South.

During the year 1894 farms in this county (Leon) were sold to persons from Minnesota, Pennsylvania, New York and other States. Three were sold to farmers from Scotland. There are twenty-three dairy farms in operation in this county, nearly all having separators and all the modern appliances; one has a creamery worked by steam.

Thousands of Acres in One County Sold to Settlers.

C. T. WOOLDRIDGE, Carthage, Mo.—The present condition of the real estate market, more particularly farm property, is very bright, and the future outlook for a big immigration to Southwest Missouri was never better. An all-purpose country seems to be the principal demand of the majority of the homeseekers. This we have with far more advantages in some other respects than is possible to

find in the Northern States. During the year 1894 thousands of acres of fine farm land in Jasper county were sold to people from all over the North, principally from Nebraska, Iowa, Minnesota and Illinois. There are certainly great inducements being offered here as well as in other sections of the South, and the SOUTHERN STATES will doubtless be a blessing to many a weather-beaten soul.

Many Sales and a Flood of Inquiries.

SHANNON & Co., Houston, Texas.—The outlook for real estate in this section, particularly for farming lands, was never so encouraging as at present.

During the past year we have made many sales to parties from Illinois, Missouri, Iowa, Kansas, Nebraska and South Dakota, and recently have been flooded with inquiries from others in those States who propose to come South and locate. All the indications point to a very large immigration Southward during the present year. Prices for desirable lands are yet very low, but the active demand of late is causing a rapid advance.

More Sales—Fewer Mortgages.

E. E. HILLIARD, Scotland Neck, N. C.—Just now tobacco lands are more in demand than any other. Experiments by a few farmers here during the past three years have shown that the tobacco raised here is of a high grade, and this is bringing tobacco land into great demand. Truck lands are also more in demand than a few years ago.

The market for real estate has been more active for the past few months than it has been in several years, though lands are cheap by reason of the scarcity of money among farmers. This is due to the very low price of cotton, which has heretofore been the chief money crop here.

I have made examination of the records in the office of the register of deeds for this county, and find that there was considerable increase in real estate transfers in this county for 1894 over 1893. The number of mortgages given on real estate in this county in 1894 was 20 per cent. less than for 1893, and more mort-

gages were cancelled. Many persons who have not owned any land at all before are now making purchases of real estate. The most of the purchases made here during 1894 were by our own people, though there were some purchases made by persons out of the State.

Twenty-Two Farms Sold to Persons From the North.

J. C. ROBERT, Centreville, Miss.—The condition of our real estate market has improved greatly in the past twelve months. I have sold farms to twenty-two persons from Illinois, Kansas and Pennsylvania. The number of inquiries from persons desiring to make homes in the South is far greater than ever before.

Farm Property Advanced and Many Buyers—Thirty-Seven Farms Sold in 1894.

DAY & PETERSON, Mansfield, Mo. Real estate is moving nicely here. We are having a large immigration from the North and West, and people coming are well satisfied with our country. Farm property has increased in value about 15 per cent. in last twelve months, and we find plenty of buyers. The last month we have have had a very lively business; the future prospect of South Missouri is certainly very bright. In 1894 we made thirty-seven sales of farms, aggregating 7543 acres.

Sold Seventy-eight Farms in 1894 to Northern Buyers.

WM. REPPEN & Co., Galveston, Texas.—The real estate market, notably that branch applying to farm lands in the coast country, comprising Galveston, Brazoria, Harris, Chambers and Jefferson counties, is improving daily, and the spring and summer sales will, in our opinion, surprise the "unsuspecting public."

The manifest destiny of this coast country is to be converted into orchards, vineyards, gardens and rice farms. The coast country is the natural home of the pear, grape, fig and strawberry. In 1894 we sold seventy-eight farms, improved and unimproved, from twenty

to 320 acres per farm, at prices ranging from \$10.00 to \$30.00 per acre to parties outside of our State, principally from Iowa, Indiana, Nebraska, Kansas, Illinois, Missouri, Colorado, Louisiana and even New York.

Inquiries Never Before so Numerous.

H. P. CHAMBERS, Federalsburg, Md. In all the past twenty years in which I have been engaged in selling farm property in Caroline and Dorchester counties of the Eastern Shore of Maryland, "The New South," the inquiry for information, and the oft-expressed intention of correspondents to locate South in the coming spring, never were so numerous. My inquiries are from every State from Maine to Dakota north of Mason and Dixon's line.

Values here have evidently touched the lowest limit, from \$10 to \$20 per acre, and the general feeling is that higher rates will rule in the near future.

While cotton and oranges do not grow here, all the cereals, grasses, fruits and vegetables, under intelligent cultivation do, as well as in any Northern or Western State.

In the grades of livestock and poultry now produced here, there is a great improvement over former times, and they too will equal any raised in the North.

A Number of Sales to Western Buyers.

T. F. ROGERS, Norfolk, Va.—We have had the severest winter in Norfolk for many years, and now that it is pretty well over real estate is beginning to move. While it cannot be said that we have an active market, yet the transactions have increased weekly and real estate values have held their own to a remarkable degree.

In regard to farm property, I have heard of quite a number of sales to Western buyers, and at this time Ohio is well represented in Norfolk, for several delegations are seeking farm lands in Eastern Virginia, and especially around and about our city.

New Settlers Coming Every Week.

ANSLEY BROS., Atlanta, Ga.—The indications are for a better trade than

has existed for at least three years, and we base this opinion on the increased inquiry and purchases. Our business does not embrace farm lands to any extent outside of a radius of twenty miles of Atlanta, except occasionally. We are not in a position to give you any satisfactory personal knowledge of new-comers buying farm lands, but we know from reliable parties that the influx has been very considerable in the last twelve months, and from almost every State in the Union. We could mention many places where these parties have located. We have had inquiries from Dakota to Massachusetts from parties wanting to locate near Atlanta or in Georgia, and we find a great many of them ready to come if they can make a sale of their property or exchange with parties owning lands in Georgia, which, of course, can't be done. We know of several parties recently buying small tracts near the city from Eastern States, and quite a number from Eastern and Western States are coming here every week to locate and some of them buying.

7000 Acres Sold to Settlers in 1894.

J. C. MCBRIDE, Alvin, Texas.—During 1894 we sold generally to settlers in small tracts about 7000 acres in Brazoria and Galveston counties.

Our buyers were generally from the Northwest—Iowa, Nebraska, Kansas and Missouri. Quite a respectable number came from the Dakotas, Minnesota, Wisconsin, Michigan, Indiana and Ohio, with quite a sprinkling from Mississippi, Alabama and Tennessee.

We are having probably more than our share of visitors, who are prospecting for new homes. The market continues good despite the hard times, and prospects are good for greater activity in the real estate market than we experienced in the past year.

Northwestern Farmers Buying in Arkansas.

THE GREGORY & MCCOY CO., Harrison, Ark.—We have only recently located in Northwestern Arkansas, attracted here by the fine climate, magnificent springs, vegetable, fruit and min-

eral lands. We have within the last three months sold some 720 acres farm and fruit lands, principally small tracts, to Kansas, Nebraska and Dakota people; also numerous pieces of city property. We have many offers of exchange from Northern and Western States, but not many want to go North.

Western Interest in the South,

J. F. WINGFIELD, Roanoke, Va.—We have a large list of correspondents inquiring about the price of land, the products of this section, climate, markets, transportation facilities and all other matters of interest to farmers. The most of the inquiries we have come from the State of Ohio, though we have many from further West and Northwest. Those from the latter say the winters are so long and severe they are unable to live in the rigorous Western climate and are seeking more congenial climate in the South.

I have every reason to believe we will do a good business this year selling farms.

Real Estate Outlook Very Much Brighter.

WM. BARNWELL, Columbia, S. C.—The real estate outlook is very much brighter today than twelve months ago, especially for farming lands. Many inquiries are coming in asking for particulars as to prices, etc., of agricultural lands, and I have sold several large farms during the past month, notably one of 1280 acres to a New York party and another to a Virginian of 1630 acres, but we still have room for many more thrifty farmers.

In this State there are thousands of acres of fertile lands that can be bought very low, say from \$2 to \$10 per acre, waiting the hands of enterprising and thrifty immigrants.

Taking all things into consideration, I consider the outlook in the real estate market very bright, and expect to see many newcomers in our State before the end of 1895.

Eighty New Families.

T. J. SKAGGS REAL ESTATE CO., Beeville, Texas.—We have received since January, 1894, over 3500 letters

inquiring about Southern Texas, most of them from Northern and Northwestern farmers. There have been something like eighty families from Northern States settled in this vicinity, most of them purchasing tracts of land varying in size from eighty to 300 acres. Among the lot are a few who purchased ten to forty-acre tracts for trucking and bee-raising purposes. Our books show several contracts with Northern parties for land, to which the titles have not passed. Some good sales have been made of large bodies of land to Northern speculators, who themselves will bring in Northern immigrants. Our correspondence indicates that had our Northern and Northwestern friends been able to realize on their properties up there, the tide of immigration Southward would have been heavier in 1894.

Activity in City and Farm Property.

W. H. H. TRICE & CO., Norfolk, Va.—We have made some large sales of city property recently, sales for one week in February amounting to \$25,000. Business is increasing in real estate here. We have just finished \$30,000 worth of buildings for some Northern investors. We sold recently a farm of 800 acres for \$12,500, the buyer being from New Jersey, and are now negotiating for the sale of several other farms to parties from distant States. There are very many inquiries from the North and West for farming lands. Many Northern and Western people are settling in Virginia and other Southern States.

Sold to Western Buyers in 1894, 68 Well-Improved Farms, Covering 12,692 Acres, for \$180,269.

G. M. BRASS, Austin, Texas.—I find that there is at present all over the State a growing demand for farms and improved farm lands, and that the tide of immigration drifts more and more to the South. There is only one opinion amongst farmers from other States who during the last two years have made their nice and comfortable homes within the boundaries of Texas, and that is if the people of the Northern States knew of the vast resources, the fertile soil, the

excellent school system of this State and the easy way of making a comfortable living, there would be within a few years not an acre of farm land unoccupied in Texas.

I sold during the year 1894, to persons from other States, sixty-eight well-improved farms, the purchasers being from Wisconsin, Nebraska, Iowa, Illinois, Missouri, Colorado, Ohio, Indiana, Kentucky and Pennsylvania. The total acreage of these farms is 12,692 acres, at a value of \$180,269.

Outlook Never Better.

W. C. BATTEY, Fort Myers, Fla.—I have never seen a better outlook for business in this county than at present. Calls frequent for acre tracts suitable for growth of oranges, grape fruit, lemons and pineapples. The fact that the late severe freezes, so disastrous elsewhere, did not injure our citrus fruit, not even causing the green leaves or fruit to fall, caused an active demand for Lee county land. I have letters from all sections. I have made recent sales to several parties in New York, Chicago and Connecticut each and elsewhere.

One Hundred New Families in One County in 1894.

FERIS & KIRKLAND, Richmond, Texas.—There were a good many sales of land in this county during 1894 mostly to parties of other States, and the outlook for 1895 is fair, judging from the number of prospectors here looking for locations. Our large land owners' eyes are now opened and they will cut up their lands into small tracts to suit the purchasers and will sell on good terms. The people coming in are from the States of Iowa, Kansas, Nebraska and the other Western States. Possibly over 100 families have settled in this county since January 1st, 1894.

Greatly Improving.

NELMS, MENEFEE & Co., Newport News, Va.—During the year 1894 we made no sales of farms, but since December 1st, we have had numerous inquiries from the North, Northwest and West in regard to farm lands in this vicinity,

many of whom we expect to accommodate before the year passes. The signs of the times are very greatly improving here and real estate is again beginning to move, many inquiries being made and some purchases, the purchasers generally erecting homes.

Our shipyard here has increased its force since last year from about 500 to 2000 workmen, with a pay roll, say \$75,000 per month, and work enough ahead to last two years, even if no further contracts are secured. The pay rolls along our docks amount to the handsome sum of about \$50,000 per month. With this great increase here the outlook for the present year is exceedingly encouraging.

Improved Outlook for 1895.

WEBB & WEBB, Baird, Callahan county, Texas.—The year 1894 was the worst year since the farmers first began settling up this part of Texas. Most of our business was in unimproved lands bought, as a rule, by stock farmers for grazing purposes. Some farms were sold, traded or exchanged for other properties, but most of this business was done with resident citizens. The outlook for 1895, however, is much better. The bulk of our sales heretofore have been to settlers from nearly all the Middle and Northern States, and from England, Scotland, Germany and Portugal. Land values have changed very little with us for three years past. Unimproved lands are held at \$3.00 to \$5.00 per acre, improved farms at \$7.50 to \$12.50 per acre; usually on easy terms.

Buying Small Orchards and Vineyards.

SOUTHERN FRUIT GROWING & COLONIZING Co., Bremen, Haralson county, Ga.—Owing to the general depression of business the real estate market in this locality is not as active as it doubtless would be under ordinary conditions. Notwithstanding the extraordinary conditions by which we are surrounded and hampered, some land is sold in this county every week.

The lands of this company are cut up into five and ten-acre vineyard and orchard tracts to be planted, cared for

and product marketed if owners are non-resident.

Including the planting yet to be done this spring, we will have 3000 acres in fruits in this county held and owned almost exclusively by men and women from the States of New York, Michigan, Ohio, Vermont, Wisconsin, Massachusetts, Tennessee, Minnesota, Kansas, and New Brunswick, Canada, who, after coming here and investigating, have invested in five, ten or fifteen-acre tracts, and are actively engaged in fruit culture. The example thus set by Northern people has had a happy effect, as many of the natives are paying more attention to fruit growing, and diversified farming is taking the place of "King Cotton." A number of the purchasers will build residences on their tracts the coming summer and fall to escape the cold winter North.

Several Families of Well-to-do Settlers.

JOHN F. RIXEY, Culpeper, Va.—The real estate market in this section is quiet, owing, I think, to the general depression existing throughout the country. There is, however, considerable inquiry for farms, especially near the railroad. Several families have moved into this county, and so far as I know they are all well-to-do settlers; one family from Pennsylvania, one from Illinois; other farms have been sold to non-residents but I do not know the point from which they came. A gentleman from Colorado, now residing at the county seat of this county, has recently bought three farms and is engaged quite extensively in the stock business, making a specialty of riding horses; there are other stock farms. Within the last month one of the largest dairymen of Washington has rented, with the privilege of purchasing, one of the best dairy farms of the county. More milk is shipped from this county, it is thought, than any other on the Southern Railway.

Large Tracts for Colonization.

MRS. CORA BACON FOSTER, Houston, Texas.—I hardly think as much land has been sold in this part of Texas as during the preceding two years, but

more settlers have come in. This year the man who buys a small tract of land immediately commences his improvements, often living in his wagon until he can erect a shelter. Many families have driven from the Northern States, even from far Dakota, in their own conveyances. During the past month quite a number of large tracts have been sold to parties from Chicago, who are subdividing for the small farmer. I am chiefly interested in the Pasadena lands, ten miles east of Houston, on Buffalo Bayou and the La Porte Railroad.

Sold Several Farms.

J. W. RIDGAWAY, West Point, Va.—The real estate business, like every other kind of business, has not been quite as brisk for the last year owing to the financial question. I have had the pleasure of introducing many Northern farmers to Southern farmers, and have sold them several farms, with which they are highly pleased so far. They like the soil, climate and the people, and have no desire to return. All parties purchasing are well pleased.

Activity in Southeast Texas.

B. P. GREENE, Cor. Sec. Board of Trade, Orange, Texas.—The population of Orange county has almost doubled in four years with scarcely any effort to advertise resources or induce immigration, except on the part of individual citizens who quietly advised their friends to come here and share in the benefits of their discovery. The Northern and Western elements have always predominated in Orange county, and examination of the records shows that most of the transfers of farm and city property have been made to settlers from Iowa, Illinois, Nebraska, Wisconsin, Michigan, Missouri, Minnesota, the Dakotas, and some from New York, Maine, Pennsylvania and Ohio. Rice, fruit, vegetable and grain farms aggregating 2163 acres were broken and cropped last year principally by new settlers from these States. The amount of rented land could only be approximated, as the leases are not recorded. A long list of city business and residence property appears, and a number of residences

and brick business buildings built during the year. No sales of large tracts appear as formerly. The tendency is to buy no more land than can be cultivated. The Northern settler as a rule makes more money out of 100 acres than the "old timer" does out of 1000, and the latter is "catching on."

Several Large Tracts Sold to Northern Capitalists.

JACKSON BRANDT & CO., Richmond, Va.—One good sign of the future improvement in real estate is that Northern capital is beginning to seek investment in Southern enterprises.

We have sold several large tracts during the past six months to Northern capitalists, amounting to about \$150,000, and we are now corresponding with other Northern capitalists to induce them to locate near this city.

We have now an application for a tract of land of not less than 25,000 acres by one body of thrifty New England farmers, who wish to locate in the Southern States, and we trust to get them located in the State of Virginia.

Outlook Very Encouraging.

H. M. TRUEHART & CO., Galveston, Texas.—The outlook for real estate in and around Galveston is very encouraging. Railroads are running in excursions and bringing large numbers of homeseekers, mostly from Illinois, Ohio, Kansas, Nebraska, Dakota and Minnesota. Many of them have bought in the past year and many are buying now. We sold a large amount of land in 1894 to be subdivided into small farms of forty to eighty acres.

Hundreds of Families Have Moved to Virginia.

JAMES H. BARTON, Richmond, Va. From all the information that I have been able to get, I am satisfied that the present year will usher in quite a little stamped of farmers to Virginia from the North and Northwest. Already hundreds of families have arrived, and inquiries are coming in from many quarters, and applications for exchange of farms in the Northwest and North for Virginia farms are very abundant. Sev-

eral hundred such applications have been received here by the real estate men within the last two months. The recent immigration convention here and the formation of immigration societies in very many counties throughout the State, have stimulated renewed interest in the development of the State.

The growth and improvement in Richmond during the last four years has been unprecedented and most wonderful, and the indications are that the State will be recipient of a like growth, and that the efforts of the press and the railroads and the people now being put forth will pour a large tide of immigrants from the North into the State.

Large Immigration to Arkansas.

G. A. A. DEANE, Land Commissioner, Little Rock, Ark.—The large immigration now coming to Arkansas is of a splendid character, many of the people being from Illinois, Indiana and Iowa, with a considerable number from the Dakotas, Nebraska and Kansas.

These people are concentrating in four or five different districts in this State, such as that about Stuttgart in the central prairie region; the eastern peach district in Jefferson, Lincoln and Drew counties; the southwestern, on the rich lands and fine peach country of Hempstead and Clark counties; the great strawberry and early vegetable districts in White county; and last, but not least, the great movement into the northwestern portion of the State in the upper valley of the Arkansas river and on the plateaus of the Boston range in our great apple and potato belts.

At a point just north of the pretty little town of Alma, in Crawford county, fifty families from Illinois and Indiana have bought homes or taken up homesteads within the past three months, and have laid off a new town which they have named "Pomona," which seems a pretty and wise selection of name, as the site is in one of the best counties of the Arkansas apple region.

The Hon. W. G. Vincenheller, Commissioner of Immigration of the State, in a lately-published interview, states that in his opinion not less than 100,000

immigrants have settled in this State within the past year, and have brought with them an added wealth of at least \$3,000,000, if not \$5,000,000. Large colonizing companies are at work here, doing good service.

Sold 9187 Acres in 1894 to Northern Farmers.

OTEY, WALKER & BOWYER, Lynchburg, Va.—As to inquiries and parties from outside the State prospecting with view of buying farm lands, the number is so large that if they all could sell their lands that desire to do so in order to buy Southern farm lands, the entire South would soon be thickly settled up, as they tell us our lands compare most favorable with theirs, and we have the advantage of them in climate, near good home markets, good fruit, hay and grain lands and good schools and churches, and we take them to see the parties who have bought around here and they are all doing well and satisfied. Our firm sold in 1894, 9187 acres to parties from New York, Pennsylvania, Ohio, Indiana, Michigan and other Western States, and we expect many more to settle in our section this year.

Eighteen Families in 1894.

W. B. SLOSSON, Houston, Texas.—The prospect for a large immigration to the coast country of Texas from the Northern States for 1895 is certainly excellent as to both numbers and quality. The tide of immigration has turned this way and each year brings to us those who are more able to develop the country and those who wish to avoid longer the rigors of Northern winters. During 1894 we have located at Webster in this (Harris) county about eighteen families from the North mostly on fruit and vegetable farms. These enterprising people come from the States of Nebraska, Kansas, Missouri, Iowa, Illinois, Ohio, New York and Pennsylvania. More than one-half of those who located with us during 1893 and 1894, numbering seventy-four families, are from the States of Nebraska, Iowa and Kansas. As a rule they are comfortably well off—able on arrival to open out farms, set out orchards of pears, peaches, plums, figs,

apricots, grapes, strawberries, etc., and while the trees are growing raise vegetables, melons, etc.

There is only one thing that prevents a wonderful exodus from the Northwestern States, and that is the present stringency in the money market almost forbidding sales of lands or collection of debts in that locality. When this objection is removed, which 1895 is expected to accomplish, the people will not wait for excursion trains and days, but come at once with household goods and stock ready for active life in a climate where, as a rule, winter is unknown and vegetables and flowers as plentiful in January as June.

Sold Forty-Three Farms in 1894 to Persons from the North and Doing Much Better in 1895.

PYLE & DEHAVEN, Petersburg, Va. We sold to parties outside of the State of Virginia during the year 1894 forty-three (43) farms, aggregating nearly 7000 acres of land, divided as follows as to States from which the purchasers came: Michigan, twelve; Wisconsin, one; West Virginia, two; New York, four; Indiana, two; South Dakota, six; Ohio, three; Germany, two; Illinois, four; Nebraska, two; Kansas, two; North Dakota, one; Pennsylvania, two.

The outlook with us for 1895 is exceedingly encouraging. During the two months of 1895 already past we have more than doubled the business of any preceding year of the eighteen years we have been in the real estate business.

Outlook Brightening.

O. E. HINE, Vienna, Fairfax county, Va.—Real estate in this section of Virginia was dull in 1894. I made a few sales of small tracts to people from nine States, viz: Maine, New York, Pennsylvania, District of Columbia, Utah, Kansas, Wisconsin, Virginia and West Virginia, and with two exceptions the buyers have or will in the near future become permanent residents of this vicinity.

The outlook for the future is brightening, prices are steady for well-located property with a tendency upward, and the daily inquiries I am receiving are

from the better class of farmers, largely from the Northwest, and many of them from stockmen and large farmers who seek homes in a milder climate.

I am convinced that there is a bright future for the farmers in the whole country, and especially in the Southern States. As soon as the manufacturing industries of the country shall revive so as to employ all of the idle labor it

will be found that the consumption of farm products is just about equal to production, and the moment the equilibrium is reached (and we are nearer to it than many suppose), there must be an advance in prices all along the line, which will immediately stimulate land values, and the lower-priced lands in this region will naturally first feel the advance.



LETTERS FROM NORTHERN AND WESTERN FARMERS, GIVING THEIR EXPERIENCE IN THE SOUTH—XVIII.

[The letters published in this issue form the eighteenth instalment in the series. These communications are published in response to numerous inquiries from Northern people who desire to know more about agricultural conditions in the South, and what is being accomplished by settlers from other sections of the country. These letters were written for the most part by practical farmers and fruit-growers, chiefly Northern and Western people who have made their homes in the South. The actual experiences of these settlers, as set forth in these letters, are both interesting and instructive to those whose minds are turned Southward.—EDITOR.]

Southwest Louisiana.

L. L. MORSE, Jennings, La.—My early life was spent in New England, but farming there had few attractions, and acting upon the advice that Horace Greely was then urging upon young men, I moved West. In connection with other members of my family I settled in Iowa to "grow up with the country." I farmed there twenty-eight years, that is in the summer time. In the winter time six or seven months we used up what we produced in the summer, and before the era of coal we cut and hauled wood for the year's supply. For a variety, we could freeze our feet and our faces sometimes, but then they would be all right before the next winter came around. As we grew in years we longed for a better climate, and one winter losing my orchard of apples just as it was old enough to bear, I concluded to investigate for myself. Looking over different parts of the South, I came to this section in June and August, as we had the impression it was so hot and unhealthy we could not live here. We were agreeably surprised on finding an equable climate, much more so than at the North; conditions of life easier in all respects; beautiful prairie lands, bordered by navigable rivers with all kinds of timber; lands cheap with colonies of Northern people settling on, and near the line of the railroad with large saw mills at the parish seat. This was six years ago. Of course I located, securing land in and near Jennings,

selling out in Iowa, bringing down my family with cars of emigrant movables, consisting of horses, cows, farming implements, household goods, etc.

I have been engaged in farming since, mostly rice-raising, a new industry here which is a success. We use twine binders in harvesting. My largest crop was raised two years ago, 6000 bushels. Have raised sugar cane to some extent, which does well, but being a new country have not enough mills to work up large quantities. Our orchard of sixteen acres is in bearing, consisting of pears, peaches, plums, figs, grapes, some oranges. Oranges some seasons are subject to frosts on the prairies, but do well in the timber, on rivers or lakes. Irish and sweet potatoes do well. We have not been without milk summer or winter since we came here. Stock do well.

I am glad to see sectional feeling disappearing, that we are thereby becoming one country in spirit and aims. Glad to see the advance made in the eastern part of the South, and that now it is in the North, "Go South," instead of so much of "Go West," as it was in my young days.

A Pennsylvanian in Virginia.

WILLIAM RAKER, Blue Wing, N. C. Every farm here containing from fifty to 500 acres has both an abundance of timber and water, while the soil is well adapted to our farm crops of corn, oats, wheat and tobacco. I have seen as fine

clover fields here as I ever saw in Pennsylvania and many fine orchards and vineyards. Prices of these farms vary, according to improvements, from \$5.00 to \$10.00 per acre, and they can be bought on very favorable terms.

Owing to our short winters, fruit trees and vines attain maturity in a shorter period of years than they do in the Northern and Western States, and the very early maturity of both fruits and vegetables gives immense advantage to the producer in the markets of the country.

The climate is healthy in all parts of the State, but especially here in Granville and Person counties, where there is almost an entire absence of consumption and no malaria.

Politics Not Considered.

PHILO ADAMS, Okolona, Miss.—I have resided here four years; during that time have voted as I pleased, no questions being asked as to my political views. A more healthy climate I never lived in and the society is good, also plenty of churches and schools.

The soil in its virgin state, I think, must have been very productive, for most of it now with a fair season and fair cultivation produces fair crops of cotton, corn, oats, peas, potatoes of both sweet and Irish; and small fruits of all kinds have done well. I think it can be made the very best of a stock country.

For nine years before coming here I resided in the Eastern Nebraska town of Beemer, Cuming county.

A Historic Railway Route.

BENJAMIN W. HUNT, Eaton, Ga.—I came from New York twenty-five years ago, and have been engaged in banking, in mercantile business and in dairying and stock farming here in Middle Georgia, a country blessed with fertile soil, healthful climate, abundant pure water, capable of supporting a vast population and vast and varied industries. The land in this section is of varied character, repaying intelligent husbandry as well as the soil of the Northern States, and it is specially adapted to the growth and perfection of all kinds of fruits, including grapes and

melons. With the same manuring and tillage given as in Ohio it has been found by actual experiment that oats and wheat make the same yield as in Ohio. Cotton has been the leading crop, but owing to the low price is being abandoned for cereals, fruit, vegetables and dairying, the soil and climate being pre-eminently adapted to all. In regard to the last a new era has opened for this section of late years. It now having been demonstrated that owing to the mild winters, cheapness of food and freedom from disease, cattle can be more easily and cheaply reared here than in the Northern States, and butter is now being exported from Middle Georgia in competition with the Northern and Western dairy farms.

A most mistaken idea has prevailed among the Northern people that the lands of the South will produce nothing but the great staple, cotton. Experience and experiment have demonstrated again and again that the conditions of soil and climate favorable to the growth of the cotton plant are not inimical to other products. On the contrary, both subtropical and temperate vegetation flourish in central Georgia signally well. The New York apple and the Georgia peach grow side by side, as do the Northern pear and the Southern fig. The Irish potato and the sweet yellow yam, the grapes of California and those from Lake Erie, the wheat of Minnesota and the sugar-cane of Louisiana, the rice of Carolina and the corn of Ohio, find all a congenial home and habitat, either on the sunny hills or in the fertile, sheltered valleys of Middle Georgia.

These rich and desirable lands are now held at from five to fifteen dollars per acre.

It should be realized, also, that in addition to the attractions which this section offers from a business point of view, it is nature's sanitarium for the cure of pulmonary complaints. The odor of its pine forests, forever stirred by pure breezes, furnishing the balm necessary for the cure of lung diseases, and this, reinforced by almost perpetual sunshine and the possibility of life out of doors the year round, will attract here thousands of those invalids who

cannot live elsewhere or in more rigorous climates.

This land of ever-blooming flowers, whose air is the elixir of life, lies within twenty-four hours' ride of the ice-bound rivers and snow-drifts of the North. Who that reads these lines can resist the temptation to investigate and see if these things be so?

To the manufacturer, also, the water power of this region must offer signal advantages over the Northern States for cotton mills. Here in the very heart of the cotton belt, where the greatest amount of the staple is grown in the State, this vast power for turning the raw material into goods is practically unused.

This region is traversed by the Middle Georgia & Atlantic Railroad, the brilliant originator of which, Colonel E. C. Machen, conceived the idea of building a railroad over General Sherman's historic march to the sea, taking his straight line from Atlanta to Savannah as the roadbed, thereby connecting the mountains of Georgia with the ocean by the most direct route known to military engineering. In the very ruts made by the wheels of war's grim engines of death, as they rolled through Georgia on their mission of destruction and devastation now roll the grand engines forged by peace, whose mission is prosperity, plenty and benefaction.

Health Restored in Arkansas.

T. H. LESLIE, Gillett, Arkansas Co., Ark.—I with eight other families moved to this section of Arkansas thirteen years ago, coming from near Peoria, Ill. We found but a few houses on this prairie, not over six or eight, in a drive of eighty miles. It was covered with a dense growth of wild grass (blue stem) and weeds; was only used as a great

pasture and meadow to carry through great herds of cattle and horses, and was supposed to be of little value for other purposes, but our colony and others following tested its value for agriculture and it is well adapted to nearly all Northern crops and is a great fruit country. Every person seeing this prairie is amazed at its beauty and great natural advantages and wonder why it was not settled up long ago. There are reasons for this too numerous to mention in this letter, but the principal reason was its isolation from railroads until recently; since that need was supplied it is being settled up rapidly with people from every section almost of the United States.

I was suffering from badly diseased lungs caused by exposure at Donaldson and a member of my family was in very bad health when we came here; today we are both well. I have a relative who was bad with asthma and is virtually well of it. The health of our colony is and has been all the while exceedingly good, much better than in Illinois.

The timber is extra fine and so interspersed by groves in the prairie and borders of the streams that it is convenient for the improvement of the lands, with millions of feet for export each year. Here we have a medium climate that is very gratifying to the Northern man. This prairie cannot be excelled for fruit growing and market gardening, and its short mild winters and abundance of grass makes it a fine stock country. Water is pure and wholesome. Land is cheap; the people are cordial and hospitable, and greatly desire to see settlers coming in and developing their beautiful and favored country. A warm and hearty welcome awaits all who will come to make homes and better their condition.

THE SOUTHERN STATES.

THE SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,
Editor and Manager.

BALTIMORE, MARCH, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

The Southward Movement.

One of the most pronounced and noteworthy features of the Southern immigration movement is the growing tendency among real estate operators and colonization companies of the North and West to transfer their operations to the South. Many of the agencies that have been instrumental in populating the West and Northwest in recent years are now at work in behalf of the South. And from as far west as California the real estate and colonization agents are coming South and buying up tracts of land to be cut up into small farms and orchards. Several instances of this were given in the last issue of the SOUTHERN STATES, and since then

there have been other developments in the same direction.

As related on another page, a firm of New York and Bremen bankers has bought 20,000 acres of land in Georgia, to be settled with colonies of German farmers. Among the letters from real estate agents published in this issue there is one from Atlanta, in which the writer says: "This week I have been asked to furnish a tract of 50,000 to 100,000 acres of farming lands in Georgia, Tennessee or the Carolinas for Swedish colonization. Similar orders are on hand for smaller tracts for colonies; one from Nebraska, one from Pennsylvania, one from Ohio."

Another, writing from Richmond, says: "We have now an application for a tract of not less than 25,000 acres for one body of thrifty New England farmers who wish to locate in the South. During the last six months we have sold several large tracts to Northern capitalists, aggregating in value about \$150,000."

The editor of the SOUTHERN STATES has been asked to suggest the most desirable locality for the purchase of a large tract on which to settle colonies of French Canadian farmers.

The passenger agent of the Mobile & Ohio Railroad writes: "What pleases me most in this movement is the fact that a large number of capitalists are purchasing good-sized tracts of land for the purpose of colonization. These men see that immigration has turned southward, and are getting into shape to profit by it."

Besides these inquiries of colonization agents and capitalists for large tracts of

land almost everybody whose name becomes in any way prominent as being identified with Southern immigration or Southern farm development, is overwhelmed with letters of inquiry, requests for prices and for specific information of all sorts from farmers, merchants, bankers and others from every part of the country. The mail of the SOUTHERN STATES is burdened with correspondence of this kind.

A real estate agent in Richmond, Va., states that he has had in sixty days over 1200 applications for prices of Virginia lands. The inquiries are from California, Connecticut, Colorado, Dakota, Idaho, Illinois, Iowa, Indiana, Kansas, Massachusetts, Maine, Mississippi, Michigan, Minnesota, Nebraska, New York, New Jersey, New Hampshire, Oregon, Ohio, Pennsylvania, Rhode Island, Vermont, Washington, Wisconsin, Wyoming, Canada, England, France, Sweden.

Fifteen per cent., or 180, of the inquiries were from Pennsylvania; about 10 per cent. each were from New York and Ohio, the numbers being, respectively, 121 and 128; the next highest State was Michigan, with 69; then Iowa and Illinois, 58 each. From this it will be seen that it is not only from the remote and destitute Northwest that farmers are seeking to move South, but from the older and wealthier and presumably more contented East. There were 48 inquiries from Canada, and some from England, France and Sweden.

A farm land agency in the rich Tennessee Valley section of North Alabama had over 500 inquiries, and has sold a large number of farms as the result of a small advertisement published twice in the SOUTHERN STATES, and a dealer in farm lands writes from Shreveport, La., that he advertised in a small way in the SOUTHERN STATES and has been utterly amazed at the overwhelming volume of correspondence it has brought him from every State

in the North and West between the Atlantic and Pacific.

And so we might go on indefinitely enumerating the multiplied manifestations of the rapidly spreading Southward movement.

Deep-Water Harbor on the Texas Coast.

For many years the whole West and Northwest have been manifesting a deep and growing interest in the matter of a deep-water harbor on the Gulf Coast of Texas. The interest in this has not at all been confined to the State of Texas. All business men in the West have recognized the need of an outlet at the nearest possible point for the manufactured and agricultural products of that section.

Congress a few years ago authorized the expenditure of \$6,000,000 to give Galveston deep water, and the work there has been progressing favorably.

A number of capitalists undertook as a private enterprise the work of securing deep water at the mouth of the Brazos river. The work, though partly successful, was restricted by the general financial and business collapse of three years ago. Another promising effort in this direction was the project for constructing harbor works at Aransas Pass. A few years ago a company was formed and a good deal of money spent in dredging and jetty construction, but the "panic" put an end temporarily to this also, as it did to thousands of other well-conceived undertakings.

Recently the Aransas Pass enterprise has been revived and has been taken in hand by the banking house of Alexander Brown & Sons, of Baltimore. This means, of course, that all the money necessary for the work will be provided, and that the scheme will be carried through in the best and most thorough manner and on the broadest and most comprehensive and permanent scale.

With deep water at Aransas Pass, capa-

ble of accommodating the largest shipping, there would necessarily grow up around the harbor a great commercial and manufacturing city, and the SOUTHERN STATES expects to be published long enough to see at this point one of the notable cities of the country.

Florida Lands in Demand.

The value of Florida lands is indicated by the interest of people who are awaiting the opening to settlers of the Fort Jupiter reservation. It is one of several which have been ordered thrown open to settlers by act of Congress. The tract comprises about 6000 acres, and is situated on the east side of the peninsula, near the Laxahatchie river. Already nearly every acre has been claimed by a would-be settler, although the territory as yet is comparatively isolated, having little communication with the rest of the State by rail or water routes.

From a Norfolk Editor.

Mr. A. Jeffers, editor of the Cornucopia, Norfolk, Va., writes to the editor of the SOUTHERN STATES as follows:

In behalf of the South in general, and of Southeastern Virginia in particular, I desire to express my most hearty sympathy, gratitude and goodwill to you for the splendid series of articles on the South appearing in your journal.

Your article with reference to the "Summer Temperature of the South" will open the eyes of thousands to a vital point and a most important one, of which most people are entirely ignorant. The truth, the whole truth, and nothing but the truth, is all that the South wants to have known to the world respecting her resources and advantages. Great as is the wealth of the South in her forests, fields, fisheries and mines, her climatic advantage is still greater.

THE publishers of the Atlanta Journal offered to turn over to the Woman's Board of the Atlanta Exposition one edition of their paper. The offer was eagerly accepted and the members of this board, constituting themselves editors, managing editors, associate editors, telegraph edi-

tors, news editors, society editors, dramatic editors, religious editors and editors of various other sorts, got out on February 16th a "Valentine Number" of the journal. It was a superb paper of forty pages, and its numerous editors have ample reason to feel proud of it. Atlanta and Georgia ought to be proud of it and of the skill and ability of the ladies who got it up. We trust we shall not hurt the feelings of the regular editors of the Journal if we say that they never printed a better edition themselves.

ELSEWHERE in this issue is a letter from Mr. R. A. Rockwell, of Vineland, N. C., on the question of drinking water. Mr. Rockwell's testimony is striking and conclusive. He says that formerly quinine as malaria antidote was almost an article of diet in that locality and that it formed a large part of every merchant's stock in trade. Since the introduction of artesian water, however, there is no longer a demand for quinine and all traces of malaria have disappeared with a coincident and marvelous change in the appearance and general health of the people.

AMONG those whose names were urged upon the President as Minister to Mexico was Col. B. H. Richardson, editor of the Columbus Enquirer-Sun. Col. Richardson would have ably represented the country at Mexico, and if there is anybody who deserves consideration at the hands of the present administration certainly he does.

THE latest contribution to the literature of the relation of drinking water to malaria is the February Bulletin of the North Carolina Board of Health, which is edited by Dr. R. H. Lewis, of Raleigh, N. C. This issue of the Bulletin contains a number of new and convincing articles and letters in support of the theory that malaria is caused by bad water and not by bad air.

IMMIGRATION NOTES.

Seeking Homes in Southwest Louisiana.

A party of fifty farmers from Iowa, under the direction of Mr. S. L. Carey, of the Southern Pacific Railroad Company, visited Southwest Louisiana the last week in February. The members of the party were all well-to-do farmers, able to purchase all the land they might need.

A Georgia Immigration Enterprise.

A firm of Germans, with offices in Bremen and New York, conducting a banking house and a railroad and steamship agency, for many years engaged largely in directing immigration to the West, has undertaken an enterprise of the same sort in the South on a large scale. Land has been bought in Georgia, between Macon and Brunswick, aggregating about 20,000 acres, and will be colonized with farmers from other parts of the country and abroad. The firm, F. Missler, Krimmert & Co., has sent a good many thousands of farmers from Germany and other European countries into the Northwest in the last few years, and has agencies and connections in all parts of Europe. It is claimed that none but educated, experienced and enterprising farmers and those who are well-to-do financially will be brought to the South. A contract has been made with the Mallory Steamship Company for the transportation of immigrants from New York to Brunswick. The locality is suited to general farming and to the growing of fruits and early vegetables.

A Northern Governor on the South.

Ex-Governor Hoard, of Wisconsin, was in New Orleans recently and said to a reporter of the *Picayune*: "The question of sectional feeling is not any more a hindrance to Southern development, as far as the Northern immigrant may contribute to it. The people North realize that there is every advantage in the South, and they are coming here every year. All

through Mississippi but few sections can be found where there has not within the last few months settled an Eastern farmer. They are buying the poor sections of the State where land is cheap, and are turning the old worn-out hills to productive farms. It is but a question of time when there will be many more of our Northern people located in the South. Just such meetings as that held at Vicksburg last week, meetings where the Northern and the Southern farmers get together and not only get acquainted, but learn to like one another, is doing more and will continue to do more to bring the Northern people South than anything else."

A Florida Colonization Enterprise.

Messrs. Christian Ax, H. C. Turnbull, Jr., and others of Baltimore, are owners of a tract of 15,000 acres of land in Florida which have been reclaimed by draining and will be colonized. The draining has been accomplished by dredging a canal nine miles long, emptying into the Ocklawaha river, with branches aggregating fifteen miles.

The lands to be thus opened for cultivation are in a very rich fruit and vegetable-growing section tributary to the towns of Citra, Sparr and Fort McCoy, and the head of the canal is within a half-mile of the Florida Central and Peninsula Railroad, midway between Sparr and Citra. A fall of sixteen feet is provided for in the survey of the canal, and a water-power equal to 600 horse-power will be developed and utilized for manufacturing purposes. Locks will be required and the canal will be navigable for small boats, affording a cheap mode of transportation for the timber and fruit interests through to the Ocklawaha river, and thence to the St. John's.

THE Jacksonville, St. Augustine & Indian River Railroad and the East Coast Canal & Transportation Co., Florida, will

send an agent to Denmark for the purpose of securing settlers on the lands of these companies on the east coast. A Scandinavian colony was established a year or more ago at White City, Ala., by these companies.

North Carolina's Invitation.

The following is from a series of resolutions adopted by the legislature of North Carolina:

"As the General Assembly of North Carolina, we hereby call the attention of the outside world, and especially the attention of the people of other States and Territories in the United States, to the great inducement which North Carolina offers for immigration to her borders and the investment of capital within her limits. We fully realize the fact that to bring North Carolina to the front and make her one of the leading States in the Union in agriculture, manufacturing, mining, commerce, trade and general wealth, more

people, more energy and more capital are needed. With the view of supplying these and bringing to our aid the industry and wealth of other sections, we hereby extend to immigrants and to persons with capital for investment a cordial welcome to North Carolina, assuring them that they will find our people ready to receive them with open arms and kind hearts; that our laws will give them full protection in the enjoyment of life, liberty and the pursuit of happiness, and that our great resources will make them ample return for their labor and for their capital."

In two days in February there were 100 prospectors from Illinois, Indiana, Iowa and Nebraska in Southern Alabama examining lands along the Mobile & Ohio Railroad.

THE German Society of New Orleans has taken steps looking to the promotion of German immigration to Louisiana.



REAL ESTATE NOTES.

Baltimore Suburban Real Estate.

The next great real estate movement in this country will be in property in and around Baltimore.

Some of the reasons for this have been heretofore pointed out.

Baltimore has a population now of over 500,000, which has up to the present time lived almost entirely in solid, compact rows of brick houses. Unlike other cities and towns it has had no suburban villages. This condition is being changed. The inauguration of rapid transit and its extension into the country have revolutionized public sentiment in this regard. Until a year or two ago there were no means of quick access to the beautiful and healthful hills and plateaus that surround Baltimore, and even if these could have been quickly and cheaply reached there was no provision against discomforts and deprivations of country life.

At the rate at which the population is increasing now there will be added during the next five years not less than 125,000 to 150,000 people. The increase within the next ten years will be certainly not less than 250,000. To provide homes for this increase in population will necessitate the building within the next ten years of between 40,000 and 50,000 houses. As there are now in Baltimore less than 100,000 houses, including dwellings, stores and buildings of every sort, this means that it will be necessary to add at least one-half to the present number of homes. A very large proportionate number of these houses will be built in the suburbs.

A conspicuous feature of this suburban development will be the creation of small manufacturing towns around the city. No enterprise of this sort has ever been undertaken here. This is another particular in which Baltimore differs from all other cities. And yet no other place in America offers better opportunities for development operations of this kind.

Baltimore is becoming every day more and more important as a manufacturing centre. Its manufacturing capital increased from \$38,000,000 in 1880 to \$100,000,000 in 1890. The present manufacturing capital is not less than \$120,000,000. In 1890 it had, according to the United States Census, more money invested in manufactures than the whole State of Alabama with all its iron and coal mining industries; more than Virginia and West Virginia combined, including the great tobacco and other manufacturing interests of Richmond, Danville, Roanoke, Norfolk and other places, and the enormous iron and steel interests of Wheeling, and the great coal mining industries of West Virginia. In the whole State of Rhode Island, which is hardly anything more than a big aggregation of factories, the number of hands employed in factories in 1890 was only 2000 more than was employed in Baltimore factories, and the value of the manufactured product in that State only \$7,000,000 more than the value of the product of the city of Baltimore. The whole State of New Hampshire had in 1890 \$13,000,000 less invested in factories than Baltimore had, and employed 20,000 fewer hands than Baltimore did, and paid \$11,000,000 less in wages. Baltimore had in 1890 \$15,000,000 more manufacturing capital than the State of Iowa, which is one of the largest manufacturing States of the West. Its factories employed 23,000 more hands than were employed in Iowa, and wages paid them amounted to \$10,000,000 more. It will be seen, therefore, that Baltimore is growing rapidly as a manufacturing city. New industries are being started here continually.

Among the more important of recent industries are three large tinplate mills that will cost in the aggregate nearly \$1,000,000. One company, organized by Norton Bros., of Chicago, who are among the largest manufacturers of tin cans in

the United States, is reported as having a paid-up capital for the Baltimore concern of \$600,000. The other mills will be built by local companies, and contracts for the machinery have been let. The fourth company will probably be established, and negotiations are pending for this. The million-dollar sugar refinery which was built a few years ago and was burned just as it was getting ready to start up will be immediately rebuilt. The delay in rebuilding has been due to uncertainty as to Congressional action on the tariff. Congress now being out of the way contracts will be let at once for the rebuilding of this great plant. A company has been organized to build an immense power plant on the Susquehanna river, thirty-five miles from Baltimore, and transmit the electricity to this city. The property along the river bank for a mile or more has been purchased and arrangements are being completed for early construction of the dam and power-house. It is estimated that this plant will represent an investment of \$6,000,000, and that about thirty to forty thousand horse-power will be developed, making this the greatest electric power plant in the United States next to that at Niagara. Several large power plants are being built in the city for the extension of street railway facilities; one of these, which is well under way, will cost \$500,000 and will be one of the most complete railway power plants in America. Among new industrial enterprises are a \$50,000 power company for furnishing power to small manufacturers, a \$50,000 electrical construction company, a \$250,000 car-fender manufacturing company, a \$100,000 company to manufacture clay pigeons and electrical apparatus, a new canning factory to employ from five hundred to a thousand hands, and a dozen or more small concerns representing investments of from ten to fifty thousand dollars.

This rapid and continued growth of manufactures will necessitate the utilization for manufacturing purposes of all suburban property in localities suitable for factory villages. Such property must increase in value, and this reduction in the area of land available for residence additions exclusively will give a further stimulus to prices of the latter.

The street railway companies are ex-

tending their lines and reaching out more and more into the surrounding country. Contracts have been let for a part of the double-track electric railroad between Baltimore and Washington, and it is understood that this line will be pushed through as rapidly as possible. Considerable building has been done on the projected line between Baltimore and Gettysburg, and some miles of work have been let at both ends of the line, with a probability that these will be extended and become parts of a through line from Baltimore to Gettysburg. Contracts have been let within the last few weeks for a new electric line of about twenty-five miles from Baltimore to Annapolis, and a number of electric lines in the city are being extended and branch roads built to various points of the city limits.

The Baltimore Centennial Exposition of 1897 has selected as a site a 300-acre tract of land within three miles of the centre of the city. This exposition is expected to be the most important one ever held in this country, next to the Philadelphia Centennial and the Chicago World's Fair. It will enormously stimulate real estate operations.

Taking everything into account it would seem reasonable and conservative to expect that before the end of 1895 Baltimore suburban property will have greatly advanced in value, and that before the end of 1897, the exposition year, every acre of undeveloped land within five or six miles of the centre of the city will be worth two to three times as much as it can be bought for now, while in some favored localities the advance will be greater than this.

THE Disston Land Co., whose headquarters are in Philadelphia, has sold a tract of 7,000 acres of Land in Southern Florida near Kissimmee to Northern settlers. The purchasers are practical agriculturists, and will for the most part cultivate early vegetables. The same company has other sales pending amounting in the aggregate to about 25,000 acres. It is significant that the sale just mentioned has been made since the freeze of February.

M. C. SALSO, of Elgin, Neb., has bought a plantation of 1400 acres in Louisiana near Baton Rouge.

GENERAL NOTES.

Northwestern Lumbermen on the South.

As stated in a recent issue of the *SOUTHERN STATES*, a number of the wealthiest and most prominent lumbermen of the Northwest made a trip to the South over the Illinois Central Railroad to examine the hardwood timber sections traversed by the road. On their return to the North a meeting was held and they adopted a series of resolutions, among which are the following:

"That owing to the special facilities afforded we feel competent to form some reliable conclusions regarding the probable development of the Southern sections visited, and that we have been favorably impressed with the possibilities this portion of the country affords, and in general predict more rapid improvement than any other section of our broad domain.

"In the magnificent pine, cypress and hardwood forests tributary to the Illinois Central Railroad in Kentucky, Tennessee, Mississippi and Louisiana, we find abundant opportunity, in our judgment, for profitable employment of capital and enterprise, and in the lighter soils bordering on the main line of the Illinois Central Railroad south of the Ohio river, by reason of particularly prompt railroad service and direct connection with Chicago and other large Northern cities, there is a field for the truck farmer and small fruit grower.

"That we were especially impressed with what is known as the Yazoo Delta, or a district of rich alluvial bottom lands extending from Memphis to Vicksburg, a distance of about 200 miles, of an average breadth of some forty miles or more. Here we found primeval forests of solemn grandeur, consisting of oak, hickory, ash and gum of lofty height and dense profusion, grown on soil of inexhaustible fertility, that will produce equally well the cotton and sweet potato of the South and the corn and oats of the North. In fact, we found a future empire in the heart of

our country, readily accessible in all its parts by rail and water, and yet but little known today, but which in our judgment is destined to support a rural population more dense than any similar area from ocean to ocean, and where exists a wealth of timber that would supply the waste of all other hardwood forests of our land if alone drawn on for a generation, and a wealth of soil when the timber is removed that would feed the nation of today."

Progress in Arkansas.

The Stuttgart & Arkansas River Railroad Co., Gillett, Ark., which owns several thousand acres of fine prairie, farm and fruit lands and several thousand acres of hardwood timber lands, is doing a good work in getting settlers, manufacturers and others into its territory. A contract has just been closed with persons in Nebraska to establish a large mercantile house in Gillett with warehouse attached. Negotiations are pending also, with prospect of being closed, with a furniture factory and a basket and box factory. It is expected that not less than 100 houses will be built at Gillett during the spring and summer. Some weeks ago the company advertised that it would give away a number of five-acre tracts near Gillett on condition that they should be fenced in and improved. Thirty-two tracts have been given away under this offer, and the owners are now building on them and setting them out in fruit.

Mr. F. W. KAHLER, Velasco, Texas, representing a Boston company, is cutting up a 3000-acre plantation into fifty-acre tracts to be sold to settlers.

Southern and Western Farmers Meet.

An Interstate Farmers' Institute was held at Vicksburg, Miss., February 20, 21 and 22. Its purpose was to bring together farmers of the West and South for an interchange of ideas and experiences.

The thought was that Western farmers who might be present would have an opportunity of learning something about Southern agricultural resources, and Southern farmers would have an opportunity of learning from them something of Western agricultural methods.

Hon. John M. Stone, governor of Mississippi, in an address before the convention, reviewed comprehensively the varied attractions and agricultural capabilities of the State.

Professor W. C. Stubbs, director of the Louisiana Experiment Station, New Orleans, read an elaborate and able paper on "The Alluvial Lands of the Mississippi Valley Adapted to Diversified Farming."

Other papers and addresses were as follows: "Can Cotton be Profitably Grown in Mississippi at Five Cents per Pound, and How?" by Hon. J. B. Wilson, Yazoo City, Miss. "Profitable Sheep Husbandry," by Mrs. Virginia C. Meredith, Cambridge City, Indiana, member of the Board of Lady Managers of the World's Columbian Exposition. "Can Hogs be Profitably Grown in the South?" by Professor James Wilson, Agricultural College, Ames, Iowa. "Enemies to Farm Crops and How to Subdue Them," by Professor H. A. Morgan, Baton Rouge, La., entomologist Louisiana State University. "Horticulture in the South," by Hon. J. M. Samuels, Clinton, Ky., superintendent Department of Agriculture, World's Columbian Exposition. "Vegetable Gardening," by George B. Smith, Green Bay, Wis. "Grasses Adapted to the Mississippi Delta," by Prof. S. M. Tracy, director of the Mississippi Agricultural Experiment Station. "Stock Raising in the South," by Dr. Tait Butler, veterinarian, Agricultural College, Mississippi. "Dairying in Mississippi," by Prof. W. C. Welborn, Agricultural College, Mississippi. "The Value of a Specific Dairy Education," by ex-Governor W. D. Hoard, Fort Atkinson, Wis., editor of "Hoard's Dairyman." "The American Farmers' Competitors," by Prof. James Wilson, Agricultural College, Ames, Iowa. "The Effect of Immigration on Diversified Farming in the South," by S. L. Cary, Jennings, La. "The Farm of the American and the American of the Farm," by Prof. W. M.

Beardshear, president of the Iowa Agricultural College.

Negroes Going to Mexico.

Considerable interest has been aroused by the reports in the daily newspapers that a sort of colored exodus from the South has begun, with Mexico as the objective point. From time to time companies have been formed for the purpose of colonizing negroes at different points in Africa, the West Indies and in States outside the Southern limit. Through the efforts of these companies a few hundred negroes have migrated from the Southern States, but as the colored population in the South is over 6,000,000, the movements have had no appreciable effect upon it. The latest company formed for this purpose has succeeded in inducing about 500 people to move from Mississippi, Alabama and Georgia to Mapimi, in Mexico, where it is stated that what is known as the Mexican Colonization Co. has secured a concession of land from the government large enough for 10,000 families. This company secures the people by advancing their fare to the colony, where they are to be allotted small farms to be cultivated on shares. Of those taken to Mexico several have already returned, disgusted with their new home.

Some Facts About Southern Agriculture that Deserve Attention.

The following is an editorial in a recent number of the Manufacturers' Record:

The South annually spends for meat—hog and beef products—made in other sections about \$50,000,000. Most of this enormous sum goes West. For grain, mules and horses purchased of other sections it probably pays out equally as much. Here is a total annual expenditure of \$100,000,000 for things that can be raised with greater profit in the South than anywhere else, and with greater profit than cotton, to which Southern farmers devote so much attention. By increase of energy and improvement in cultivation every dollar's worth of stuff represented in this \$100,000,000 could be raised by the very farmers who now produce the South's crops. In other words, it is possible for this to be done even without any increase in the number of Southern farmers. Such a gain as this, representing a saving to the

South of \$100,000,000 a year and keeping at home this enormous sum, would soon solve the question of abundant capital for industrial enterprises.

Let the South this year return to its ante-bellum custom of raising its own corn and provisions. In 1860, with a population of about 10,000,000, it raised 358,000,000 bushels of corn, 45,000,000 bushels of wheat, 351,000,000 pounds of tobacco, 187,000,000 pounds of rice, 600,000,000 pounds of sugar. Last year, with a population of about 20,000,000, or double that of 1860, it raised 483,000,000 bushels of corn; whereas, based on increase in population, the South ought now to be producing over 716,000,000 bushels of corn a year. On the same basis it is interesting to compare what the South's crops for 1894 should have been and what they really were:

	What the South ought to have produced in 1894 based on the crops of 1860 and the increase in population since then.	What the crops of 1894 really were.
Corn, bus.....	716,000,000	483,000,000
Wheat, bus.....	90,000,000	50,700,000
Rice, bs.....	374,000,000	135,000,000
Tobacco, lbs.....	702,000,000	379,000,000
Sugar, lbs.....	1,200,000,000	596,000,000
Cotton, ba es.....	10,392,000	79,500,000

†Estimated.

Comparing the South's crops of 1894 with what they should have been, based on the yield of 1860, taking into account the difference in population, there was a shortage of 233,000,000 bushels of corn, 40,000,000 bushels of wheat, 340,000,000 pounds of rice, 430,000,000 pounds of tobacco and 600,000,000 pounds of sugar. About the same rate of shortage existed in other crops. Thus, basing an estimate on what the farmers of the South did in 1894 as compared with 1860, here is a falling off from what they ought to have produced of over \$250,000,000, even at the present depressed prices. This cannot be wholly charged to a larger proportion of Southern people being engaged in industrial pursuits. That may account for some slight difference, but that would be largely offset by other questions that need not be elaborated here. The main cause of this must be less thrift in cultivation and steady work on the part of thousands of tenant farmers, especially negroes, who are not

producing in agriculture as much per capita as in 1860. This is due, of course, to the easy-going ways of a majority of the negroes, who, unfortunately, are content to work a few days and loaf a few. In time, stimulated by a desire for improvement and for better homes, the race will doubtless outgrow this.

In the meantime, however, the South is sending to the West over \$100,000,000 a year for foodstuffs, and is producing \$250,000,000 a year less in agriculture than the increase in population since 1860 ought to have brought about. It is doing this despite the enormous progress made of late years—a progress that is gradually bringing Southern agriculture back to its ante-bellum condition—but there is great room for advancement.

Kansas City Buying Mississippi Corn.

Mr. J. J. Richardson, of Hollandale, Miss., in a letter to the Manufacturers' Record says:

"Corn has not until this year been shipped out of the State. This year, however, Kansas City has entered Mississippi as a buyer, and a Kansas City grain house has an agent stationed at Greenville purchasing corn. As no facilities have existed here for selling corn for the market, the Kansas City people have had to take it in the shuck. In this immediate neighborhood I think there are about 5000 bushels for sale. The price is fifty cents per bushel f. o. b., but Kansas City offers only forty cents at present. Our best farmers can average fifty bushels per acre. Corn can be raised at a cost of twelve cents per bushel, and at twenty-five cents a bushel it will pay better than cotton at five cents. If we can get small elevators at the railroad stations we will raise corn instead of cotton in this section of the country."

Pork Packing in the South.

The new pork-packing establishment at Valdosta, Ga., has contracted for 3000 hogs to be delivered next season. They will be supplied by farmers within a radius of eight miles. The price to be paid is three to four cents gross. The Valdosta Times estimates that the 3000 hogs will average 200 pounds each, and that at three and a-half cents a pound they will bring the farmers in money not less than \$21,000

The raising of the hogs will involve very little additional expense on the part of the farmers, so that the cash they receive for them will be so much extra money put into circulation in the neighborhood.

Another Georgia Enterprise.

A party of Western people have organized what is termed the Indiana Fruit Co., and have secured nearly 1000 acres of land in the vicinity of Montezuma, Ga. While the company expects to engage in fruit-growing extensively, and has already planted peach and pear trees on 125 acres, it proposes to engage in manufacturing also, and intends erecting a crate factory, fruit-packing plant, cotton and cotton-oil mills, a grist mill and a fertilizer factory. In this way it can make use of all the products of its land. The capital is \$100,000. Among those interested are Charles T. Kramer, B. F. Nyeswander and A. D. Maxwell.

A New Method of Baling Cotton.

The Manufacturers' Record publishes a description of the recently patented Bessonette method of baling cotton, about which so much interest has been aroused among cotton people—growers, manufacturers, dealers and handlers. The Bessonette process is the invention of a Texas man, and has been for some time in experimental operation at Waco, Texas.

The present method of baling and compressing cotton has been characterized by Mr. Edward Atkinson as "the most atrocious, barbarous, unsafe, wasteful and unsuitable package in which any great staple of commerce is put up anywhere in the world."

The Manufacturers' Record says: This Bessonette system has been fully tested, and one of the most satisfactory indications of its merit is the fact that Mr. Jerome Hill, of St. Louis, one of the largest cotton factors of the country, who is heavily interested in a number of large compresses, after a careful study of the whole situation, has become so convinced of the value of the Bessonette system that he has agreed to take the exclusive management of the company east of the Mississippi river. Some months ago Mr. Hill, in an interview with the editor of the Manufacturers' Record, expressed his deep concern in regard to the value of his present compress

interests because of the Bessonette system. He determined to make a careful investigation of it, and the result is that he has now identified himself with this new system.

The new process consists in the winding up of raw cotton in one long lap, which makes a bale, or rather roll, of cotton of great density, almost as solid as a log of wood, but in such a way that the fibre is in nowise injured. This compress, or rather this system, is very simple and inexpensive. It can be attached at a small cost to an ordinary country gin. As the cotton comes from the gin it passes between heavy rollers and is wound on a cylinder, making a bale of uniform weight which looks exactly like the rolls of paper used on modern printing presses. The machinery is set to act automatically when the limit of weight of the bale is reached, and then a good covering of stout cotton cloth is wound around the bale, also covering the ends. In this condition it is almost impossible for the cotton to be injured either by mud, water or fire. The Waco plant consists of four stands of 80-saw gins to begin with. From these the cotton on coming out is blown into a condenser and thence fed in a lap or "bat" on a small iron pipe, which serves as bobbin or spool (all the dirt and dust dropping out between the condenser and the spool), the spool being kept revolving between two iron cylinders, which may be regulated to any desired pressure, until a bale as heavy as may be required is produced. While the "bat" is being rolled on or wound up the air is excluded behind the line of contact, thus rendering the cylindrical bale practically non-combustible. In the old bale the air is not entirely excluded, but with the dust and dirt is compressed so as to break the fibre and make the bale begin to swell the moment the enormous pressure begins to ease up, but the new bale never budges from its first estate.

By this system there is a saving in handling, in labor, in bagging, and in ties, as no ties whatever are used. It also does away entirely with the present compressing system, thus saving on this about fifty cents a bale, and saving probably even more in waste, dirt and grease, due to inadequate covering of the old bale. There

is also a large saving in insurance and freight, and a careful calculation shows that the aggregate saving by the Bessonette system ought to be from \$3 to \$5 a bale, or say from \$30,000 to \$40,000 a year. This saving ought to be almost wholly in the interest of the planter, and it is to be hoped that if the Bessonette system is generally introduced, as it doubtless will be, the planter will get the benefit of this enormous difference.

Moreover, the cost of a plant is so small that it can be established in connection with any country gin of sufficient capacity to handle 2000 or 3000 bales of cotton. It is the intention of the managers of this enterprise to secure the organization of subordinate companies throughout the entire South, and the establishment of the Bessonette baling system in connection with gins wherever there is a point at which a few thousand bales of cotton can be centred.

It is believed by some that ultimately, under this system, the present method of sampling will be done away with when the Bessonette combination gins and presses shall be in general operation. According to this view, each press will then certify to the grade of its outfit, and self-interest will lead to fairness and honesty in classing cotton, just as self-interest and the laws of trade lead the great flouring mills to brand each barrel as it ought to be. While this view seems rather too much to look for, there are some leading cotton men who believe it. They claim that the entire cotton-handling business will be so completely revolutionized as to bring about such sweeping changes as this.

A few months ago a shipment of 112 bales, aggregating 57,000 pounds, was made to Boston. This entire amount was put in the ordinary freight car, and is about 50 per cent. more than the amount of averaged compressed cotton that can be packed in a car. The bales were carefully studied by New England cotton-mill people, the system was warmly endorsed, and it was generally predicted that this was the beginning of an absolute revolution in the handling of cotton.

THE West Virginia & Pittsburg Railroad, of which Senator J. N. Camden is president, has created a "Land and Immigration

Department" and has put Mr. A. H. Winchester, of Buckhannon, W. Va., in charge of it.

The Habitations of the Pioneers in the Northwest.

In most of the prairie country of Western Kansas and much of Nebraska and the Dakotas, the farmers live for the most part in houses made of sod. The following description of these houses is from the Kansas City Star. With no better habitations than these possible, the conditions of life would be but little above barbarism, no matter what the climate and rainfall and crops might be.

"The 'sod houses' peculiar to Western Kansas in which thousands of farmers are braving the cold wave, are in a long way as suitable to the conditions of the treeless plains as adobe structures are suitable to the climate of Mexico and Central America. They are the warmest dwellings in winter and the coldest in summer which the farmer can construct with his own hands. The frame houses look far better, but put together as they usually are by unskilled hands, are anything but weather proof. The country not affording lumber the expense is comparatively large. In some places a sort of yellowish white magnesia stone may be quarried, but hauling it long distances and lack of quarrying facilities precludes its use by the farmer.

"The farmer cuts the slabs of sod for building purposes just as sod is cut for transplanting grass. The buffalo grass indigenous to the Western Kansas country grows like a thick mat of closely curling tough herbage, reminding one of the kinky hair of a Guinea negro. The slabs of this sod, about 15x24 inches and 4 inches thick, hold together like rolls of thick felt.

"They are laid in courses like building stone and pressed closely together and the roof is made of timbers and frequently thatched. The inside is then smoothed with the native lime which makes an excellent plaster. This coat of lime is sometimes applied outside also, but usually these sod houses present a natural dun color like the winter prairie. In some cases the floor is made by excavating a few feet and tramping the ground solid with horses; otherwise a regular wood floor is laid. The window and door frames are

fitted as in building stone houses. The sod house contains frequently only one room, but some have two and even three rooms.

"The elements tend to make one mass of the sod rather than dissipate and crumble it. They last about five years, but when the roof is gone they crumble quickly, and deserted houses are soon reduced to a mere pile of earth. A fire of cow chips in an iron cook stove will keep a good sod house habitable even in zero weather. The failure to brave severe weather is commonly caused by the poorly set doors and windows, through which the blizzard winds stream triumphantly. A frolicsome horse is also liable to kick a hole in them, and when 'thump!' 'thump!' sounds against the wall the inmates rush out like the city folk when the fire alarm is sounded.

"The 'dug out' is quite different, and consists of an excavation, the walls of sod rising about three feet above the surface of the prairie and supporting the roof. They may be kept quite warm if well made, but as they are the dernier resort of the poorest settlers, contain no flooring and little timber of any kind. These 'dug outs' are not discernible to the eye of any except the practiced traveler, and appear like tiny warts on the surface of the undulating plain."

An Important Carolina Enterprise.

The Carolina Sulphuric Acid Co., of Blacksburg, S. C., is adding largely to its capacity. This company, after a year or more of experimental work in the reduction of gold and pyrites ores, is so well satisfied with the results that it is now busily at work enlarging its plant sufficiently to enable it to handle thirty or more tons of ore a day. By this system all the bi-products are saved. The Durham Fertilizer Co., of Durham, has made a contract with the acid company to build a large phosphate plant adjoining the acid company's works, agreeing to take a minimum of twenty tons of sulphuric acid a day delivered direct by pipe from the acid company's works into the phosphate works. The Durham Fertilizer Co. is one of the leading fertilizer concerns of the South, having large works at Durham, and have recently built an extensive plant at Norfolk at a cost of probably \$250,000.

Its Blacksburg plant will probably have a capacity of about sixty tons of phosphate a day. The reduction of these Southern ores by this new system, saving the gold, the sulphuric acid and all other bi-products, promises to become of enormous value to the entire South. It means, when in full and successful operation, the utilization of ores that have heretofore been without value because they could not be handled by any Southern concern, the reduction in the cost of sulphuric acid for the manufacture of fertilizers, and thus possibly a reduction in fertilizers.

Actual Effect of the Florida "Freeze."

Florida had during the past winter two disastrous cold waves. As was shown in the January number of the *SOUTHERN STATES*, by the reports of experts, the effects of the December freeze were not as bad as was commonly believed.

The last period of freezing weather, that of February 8, was marked by sudden and great changes in temperature, and was notable for the extent of territory it affected. At Winter Haven the mercury fell from eighty degrees to eighteen degrees in twenty-four hours. Apparently all vegetation was blighted over hundreds of miles of country, extending from a line drawn east and west across the peninsula in the lake region to the northern boundary of the State. The dispatches sent out by newspaper correspondents estimated the damage at from \$5,000,000 to \$10,000,000, and in some cases went so far as to state that the entire orange crop for next season, as well as the present vegetable crop, was a total loss.

These accounts, however, are far from being accurate, as proved by more recent statements from better authority. Experienced fruit-growers who have been making examinations of orange groves in the frost-visited districts are of the opinion that the older trees in bearing are unhurt as to trunks and roots, and that though the leaves and branches may be blighted, the trees will again be in bearing within a year.

It has been noticed also that certain localities did not suffer as severely as others. Groves near bodies of water in numerous instances escaped with the

loss of comparatively few trees. One observer, in estimating the extent of the damage done to the groves, gives the opinion that few of the trees over five years old have been seriously injured and that the damage in a great measure has been confined to the budding trees. Including the section which escaped frost blight, a conservative estimate of next year's harvest places it at from 1,250,000 to 1,500,000 boxes of oranges. But the cold wave brought with it good as well as evil. Two of the greatest drawbacks to the work of Florida orange-growers have been insects known as the red scale and white fly. Entomologists state that the latter has been practically "frozen out," and can now be exterminated with comparatively little effort on the part of the people.

In one sense of the word the vegetables were destroyed on many of the farms—that is, it became necessary to plant again. Planters affected by the first cold wave were obliged in numerous instances to put in a new supply of potatoes, lettuce, spinach, beans and tomatoes in plants or seeds. During the interval of a few weeks these vegetables had obtained a fair start; the second fall in temperature compelled them to plant again, but in spite of this series of drawbacks it is stated that their crops will be ripe and ready to ship to the Northern market from twenty to twenty-five days before the truck farmers along the Atlantic coast in the Carolinas and Virginia will have theirs matured. At this point a statement made by Dr. F. W. Inman, of Winter Haven, one of the most extensive vegetable growers in Florida, is timely:

"Twice within forty days we have been completely frozen out, but by a week from today you will see our fields green again from the third planting. You see, we do not use your Northern systems of planting. If we raised tomato plants and set them out a freeze would hurt us very much, because we should have no more plants. But we plant tomatoes precisely as you plant corn. We plow up the field and fertilize it, mark it out and plant five or six tomato seeds in each hill. When they are well up we thin them down to one vine in each hill. After this freeze our fields are still in good condition, the hills

are fertilized, and we have only to drop in more seeds. It delays us a few weeks, but it really does us very little harm."

As indicating how quickly the "cold spell" passed away, the following from a Florida correspondent will be interesting: "The thermometer freeze went up to sixty-five in the shade and eighty in the sun, and every field was alive with men putting in new seeds. The second freeze of the season was over and warm weather had come again. The new planting is all finished, and already there is a green tinge on some of the fields. By April 20 ripe tomatoes and onions and other vegetables will be going from here by the carload. Last year they shipped 150,000 crates of winter vegetables from here. This year's shipments will be about the same."

A large section of the State escaped with practically no damage. This was the country south of Lake county, especially on the west coast, near Fort Myers, and along the Calooshatchie river. Groves of budding trees in that vicinity escaped uninjured, while the fruit was unharmed. By a comparison of the weather records it is to be seen that the Gulf coast, the southwestern part of Florida, was the warmest portion, the thermometer at Sanibel island having registered only thirty-two degrees, and at Fort Myers it was thirty degrees. In Lee county it was six degrees warmer than the December freeze, a temperature which did not damage the oranges. It never has snowed in Lee county.

On the coldest day at Fort Myers there were growing in one garden English peas, lettuce, rutabaga turnips, Irish potatoes, radishes, beets, pumpkins, onions, cabbage, Japanese cabbage, purple top turnip, peppers, corn, six inches high, ripe strawberries. Cocoanut palms and other tropical fruits that had been put out since the December freeze were not hurt in the least. The same conditions are to be found all over that strip of the State, and the weather is fine. One enterprising passenger agent of a railroad entering Fort Myers has offered to pay the fare of anybody from Jacksonville to Fort Myers if, on arriving there, the person should not find the fruits in sound condition.

In the following conservative and well-considered letter to the SOUTHERN STATES

the writer, Mr. John W. Wellington, of Sanford, states very clearly the present conditions in Florida:

"The great profit in a bearing orange grove has enticed a large majority from self-sustaining farming, and they have concentrated their efforts and money in that single crop. The immense returns received from several growers in this immediate neighborhood, which have been a net annual receipt of from one to two thousand dollars per acre, has been the cause of bringing people here from all parts of the world with varying amounts of money, from a few hundred dollars to half a million, to embark in an industry of which they knew nothing; and when a calamity, as the two great freezes of December 29, 1894, and February 8, 1895, leaves the evergreen orange grove as bare of leaves as a beech forest in Maine, it is necessarily attended with mental and financial depression.

"General farming, even on a small scale, is profitable here when carried on with a fair amount of industry. Beef, butter and milk, pork, chickens and eggs, sheep and bees all pay, and pay well. In the winter the raising of a vegetable garden of the Northern-grown varieties, and in the summer cane, corn and rice, sweet potatoes, peanuts and pumpkins are all grown with less effort than in the States North, and are much more profitable, on account of the local demand, the facility of shipping and the average yield.

"Within the last decade a few men have settled here, some from New England, some from the Middle States, a few from the Northwest and many from elsewhere, who have undertaken general farming in order to meet the expenses of making an orange grove. These have followed the manner of the early settlers of before the war, when the county was self-sustaining.

"From 1842, the time of the first settlement, to 1869, at which time the orange fever began to develop, the majority of the immigrants made more than a good living, as they accumulated enough surplus money to enable them to make frequent visits to their old homes in the North and give their sons and daughters collegiate and boarding-school education, nearly all being made on small places, with very few depending on slave labor.

"During the business depression at the North of the past two years, we have made less than the average sales of property as heretofore; a large part of the transfers were to men who sought an investment or a winter home more than a permanent residence.

"Within the past year not more than fifty families have settled here as exclusive agriculturists, and all but one or two have gone into making or buying orange groves, using money made in other States north of here to buy hundreds of articles absolutely necessary to the grove or farm, which could have been raised with less expense at home. Notable examples of this bad economy are that of hay and grain for stock and vegetables for the table.

"Regarding the near future of this country it is easily predicted, notwithstanding the awful disasters of the past sixty days. Though the soil seems thin and poor, and though the country is subject to a dry time in March, yet so much can be raised on a small piece of ground that prosperity will result from the present misfortune. All the hay needed can be raised on two acres for the support of four head of stock; one acre in vegetables, rice and corn will furnish all that can be used by a small family; all the grazing required can be had in a two-acre orange grove of seedling trees (it has been proved that the seedling grove is better paying than trees budded to fancy citrus fruits); therefore, a small piece of ground of five acres, which would be easy work for one man, will furnish support for a family. When the area is extended within judicious limits and the crops diversified, the orange grove being made the adjunct to the farm as the apple orchard is to the New England homestead, then this section will be not only self-sustaining as an agricultural country, but rich and prosperous.

"The lesson of 1886 was not as severe as that of 1895. Then it was thought, as it had been several decades since the historical calamity of 1835, it would undoubtedly be as great a lapse of time before we should have another visitation, and it required the present lesson to solve the question of overproduction of oranges and to compel all the exclusive orange-growers to change their methods and return to methods similar to the farming adopted

by the first settlers when corn and cotton were the staple crops, but when everything that could be raised was planted.

"Though the trees are bare of leaves at the present time of writing, by the time of publication the trees will have appeared in full green with fair amount of blossom and prospect of a crop of oranges the coming winter. Similar freezes have frequently happened in Italy and Spain, yet oranges and lemons have been cultivated there for hundreds of years; but in these countries the farmers do not depend exclusively on citrus culture. The Northern or foreign farmer coming to Florida to make his home, either to better his condition as a farmer, for the sake of a warmer climate or to relieve and cure bronchial or pulmonary disease, should bring with him his childhood methods to be adapted to a smaller area than in more Northern places."

Messrs. Beckwith & Anderson, Tampa, in a letter to the SOUTHERN STATES say:

"Just what the damage to the orange groves will be cannot be known for a month or two to come, as we have not had warm weather enough to start new growth. There has been no such cold since 1835. The general result will no doubt be that many groves will be abandoned, or sold for a mere pittance, as many will be discouraged and seek other means of living. The freeze of 1886 had the tendency to compel many to change from raising oranges exclusively to raising diversified crops, and the State generally was the better for it, and we believe the last disaster will be an ultimate benefit to the State at large.

"We still believe in oranges and orange groves, but we do not believe in them exclusively. We do not believe there is any better place than this county for those seeking homes."

A NUMBER of prospectors from the West have been investigating lands in the neighborhood of Scottsville, Va.

A PROMINENT fruit-grower of Michigan has been engaged to take charge of the fruit interests along the line of the Stuttgart & Arkansas River Railroad, between Stuttgart and Gillett, Ark. He will plant

out for the company and grow a model orchard and fruit farm. Fruit-growing and truck farming will be given great attention by Vice-President Leslie, of Gillett, who was a fruit-grower of Illinois fifteen years ago, and has great faith in the fruit-growing possibilities of this region. Many farmers and fruit-growers have been settling near Gillett all fall and winter.

THE Runnymede Pineapple Co., near Kissimmee, has over forty acres in vegetables, planted since the cold wave, and expects to have a large crop and to be in the market before any other section.

DR. E. H. BAYLIS, a physician of Dayton, has been negotiating for the purchase of a 200-acre peach orchard near Fort Valley, Georgia.

DR. J. PREWITT FRAZER, a wealthy and progressive citizen of Canton, Miss., writes to the SOUTHERN STATES: "I came here thirteen years ago on account of the climate and do not in any way regret the move. The people are hospitable, intelligent and reliable. We have quite a number of Northwestern people here, and so far as I know they are doing well and are satisfied."

A CORRESPONDENT at Gillett, Arkansas, writes: "Indications all promise considerable activity in this section of country in the near future. The large band-saw mill of Wisdom & Canon, employing 100 men, is in full operation. This firm has 6,000,000 feet of logs—cypress, ash, cottonwood and oak—ready to float to their mill tramway. The prospects for house-building are good, and a hundred or more new houses will probably be erected this summer.

THE Educator Company, Durham, N. C., has issued in attractive form a very complete Hand-Book of Durham, describing its industries, its public institutions, its prominent people, its buildings and its varied advantages. The book is very liberally illustrated.

THE Prairie Belt Land Co. has been organized at West Point, Miss., for the purpose of promoting the agricultural and industrial development of that locality.

CORRESPONDENCE.

Progress in Mississippi.

Editor Southern States:

Recently a party of wealthy Hollanders from Iowa were here looking over the South, including parts of Tennessee and Louisiana, and after seeing the lands near Jackson, Miss., expressed themselves as being very much pleased, and it is very likely that a purchase of some 5000 or 10,000 acres for a colony will be made. There is scarcely a day that Northern prospectors are not in my office looking for lands and asking for information about Mississippi. A mill plant and other property four miles south of Jackson has been sold for \$11,500 to parties from La Crosse, Wis., who will increase the capacity of the mill, cut the timber away from the land and sell it out to settlers on time payments. I get more correspondence coming north of the Ohio in one week's time now than I got for a whole year two or three years ago. The tide is starting Southward. There is no doubt about it. In this connection allow me frankly to say that no one party or organization has done more to bring this about than the paper you publish. GEO. W. CARLISLE.

Jackson, Miss.

Pure Drinking Water Banishes Malaria.

Editor Southern States:

I have been reading with a great deal of interest the articles that have been written by Mr. Jas. R. Randall on the "Water Problem." Mr. Randall is a great benefactor to mankind. His work deserves the appreciation of every one who values health. The SOUTHERN STATES deserves praise for giving its space to so worthy a cause. If some of our large dailies would give more space to questions of this character, instead of long columns to "baseball," "prize fights" and the like, they would no doubt be the means of doing more lasting good. The water problem is, indeed, "the great question of the South."

The theory that bad water and not bad air is the cause of so much disease, and especially of what we call malaria, has been proven true in every instance where a test has been made. Until recently the people in this section used only surface

water. Malaria was prevalent, and was attributed by physicians and all alike to impure air. Quinine was prescribed, and it was more important that the morning dose of quinine should not be missed than it was to eat breakfast. The sale of this article had become so large that it was made a "leader" in many stores, a very low price put on it to attract attention, and when the customer came after quinine other goods would be sold to him. But this state of things has changed. There is no more sale for quinine in any quantity. Pure water has done the work. Here in our town we have an artesian well. All traces of malaria have disappeared. The change in the appearance and feelings of the inhabitants is marvelous. Of course there always will be some sickness, but the amount can be considerably reduced. Vineland is not the only place in the county where the water question is receiving attention; it is so all over the county. Good water can be found almost anywhere you go. R. A. ROCKWELL.

Vineland, N. C.

Progress in Southwest Texas.

Editor Southern States:

My last mail brought my copy of the latest number of the SOUTHERN STATES, the reading of which has been interesting and profitable to me. In my extended travels in Southern and Southwest Texas I frequently come across a copy of the SOUTHERN STATES, the sight of which does me good like meeting an old acquaintance.

Our Northern friends coming down to settle among us express themselves as being agreeably surprised at the conditions of the masses of the people in Texas. They say that we are not yet acquainted with hard times and distress, and judging from press dispatches the last few days I suppose they are correct in saying that the people are having hard times in the North and Northwest. Texas will, of course, contribute her portion to the relief of the suffering in Dakota and Nebraska, whose appeals for relief have gone out to the world. I might say something of what is being done away off down here in Southwest Texas, in the way of progress and public improvements.

The deep-water problem for Aransas Pass seems now to be assuming tangible

form in the way of contracts, bonus, &c. Messrs. Brown Bros., of Baltimore, New York and London, have taken the matter in hand, and as bankers assure our people so soon as the required bonus is raised the work will be begun and pushed to completion. This enterprise within itself will serve to stimulate the business pulse of Southwest Texas, in fact the entire State. This gigantic undertaking of course operates to overshadow the many smaller enterprises, but a few will be named to illustrate what the small fry are about.

In the town of Goliad a \$75,000 courthouse has just been completed; a \$60,000 courthouse and a fine jail are under construction at Sinton, the new county seat of San Patricio county; a \$22,000 public school building has just been completed at Beeville, and private improvements, such as a bank building to cost \$8000, &c., are going up; one \$20,000 and one \$18,000 brick business block; one brick business house just completed at a cost of \$7000; a new Holly system of water works has been put in and water mains are being extended throughout all the principal streets. The largest apiary business in the world is established here. All public roads and thoroughfares are being graded and put in thorough order. A small planing mill and box factory has been opened, and a candy and a broom factory established. The flag stations along the San Antonio & Aransas Pass Railway are growing into respectable towns, and most of them are already supplied with fine cotton gin and mills, schools, churches, business houses, &c., and the back country is fast filling up with a thrifty class of farmers. Many other equally important improvements are being made in town and country throughout this great scope of heretofore unpopulated territory, for all of which we are thankful and have cause to be proud.

Beeville, Texas.

T. J. SCAGGS.

MISCELLANEOUS.

BEAUMONT, TEXAS, is taking active steps in the development of industries and the encouragement of immigration. The city has a number of progressive people who are alive to its possibilities and they are men who work together to build up the town and surrounding country. It is singularly free from petty jealousies, and everybody works together for its advancement. Early in January the officials of the

Kansas City, Pittsburg & Gulf Railroad Co. visited Beaumont, and Sabine Pass, for the purpose of looking over the facilities for extending their road to the Gulf of Mexico, and to deep water. Careful inquiries were made by some gentlemen accompanying the party regarding the adaptability of the lands around Beaumont for Western immigration. It was stated by one of these gentlemen that the Southward trend of immigration was stronger than ever throughout the West, and a very large number of settlers would go South during 1895.

MR. W. B. SLOSSON, manager Texas Immigration Association, Houston, Texas, writes: "Perhaps I could give no better or marked example of the change that is taking place in this section than the new Northern town of Webster, midway between Houston and Galveston. Eighteen months ago this expanse of prairie land was a cattle ranch with only a lonely railroad station on it. Today it is a brisk town with its homes and business houses. More than eighty families are occupying fruit and vegetable farms adjacent to it, and nearly every family has its peach, pear, plum, apple and fig trees, grape vines and strawberry plants well advanced, and is raising on the same land three crops of vegetables a year."

A PAMPHLET decribing the coast country of Texas, and illustrated with engravings of farm and orchard views, may be had free by writing for it to Warren Reed, 310½ Main street, Houston, Texas.

CHARLES E. SEMPLE & Co, Houston, Tex., say in reference to the section in which their lands are situated: "Climate, soil, health and markets good." That is a taking combination.

THE Real Estate & Immigration Agency of Virginia, Roanoke, Va., has in this issue an advertisement of Virginia lands for sale, which it will pay to read.

A. H. AGNEW, Kendrick, Fla., is selling at low prices and on easy terms land suitable for small fruits and vegetables, tobacco growing and general farming.

PERSONS who think of moving South can get some valuable information about Eastern Virginia and North Carolina from Parke L. Poindexter, Norfolk, Va.

W. B. BAIR, real estate agent, Alvin, Texas, invites all persons who may want to know about the resources and attractions of the Gulf Coast country of Texas to write to him for information. He will be glad to answer questions.

ORANGE, Texas, another thriving city in the extreme southeastern part of the State, and situated on the Sabine river, the dividing line of Louisiana and Texas is making an organized effort to attract immigration to the rich lands surrounding it. There is perhaps no more beautifully situated little city in Texas than Orange, the Sabine river winding around it, on its way to the Gulf of Mexico only twenty miles away to the southward.

NOTED artists occasionally condescend to lend their aid to make a trade catalogue beautiful, and this has evidently been the case with the new handbook of Columbia bicycles just issued. From the rich and striking cover to the last of the dainty sketches that adorn the broad margins, the tell-tale marks that show the hand of well-known contributors to *Life*, *Vogue* and the leading magazines are everywhere apparent. The idea skillfully carried out in the illustrations is that of sport and travel. It is as little like the ordinary trade catalogue as well can be, and yet it cleverly tells of the merits of Columbia bicycles for 1895, and also of lower-priced machines—Hartfords. No lover of bicycling or of beautiful books should neglect sending for the Columbia catalogue. It can be had by calling upon Columbia agents, or it will be sent by mail for two two-cent stamps. Address Publishing Department, Pope Manufacturing Co., Hartford, Conn.

J. F. DURANT & Co., Alvin, Texas, advertise that they have some special bargains in fruit farms in the Gulf Coast fruit belt of Texas. They may be written to for particulars.

THE Pittsburg & Georgia Land Co., of La Grange, Ga., has issued a pamphlet describing the town and adjacent country and giving a descriptive list of farms for sale.

THE Southern Fruit-Growing & Colonizing Co., of Bremen, Ga., is selling a large number of small tracts

to persons in the North to be planted in grape vines and fruit trees. Some of the buyers expect to hold their vineyards and orchards simply for the revenue they will produce; others expect to move down and live on them, making a living raising vegetables and small fruits until their trees and vines come into bearing.

THE February number of "Southern Facts for Homeseekers and Travelers" contains a number of illustrations of farm scenes in Alabama and Mississippi. One interesting illustration is that made from a photograph of a field of $6\frac{1}{2}$ acres from which ten tons of crab-grass hay had just been cut and raked up into piles. In October, 1893, this field was plowed for cabbage, a crop of which was grown and marketed. This was followed by a crop of Irish potatoes, and after these were dug the crab grass was allowed to grow. The ten tons of hay were cut September 28, 1894, the three crops having been produced within a year. Crab grass seeds itself annually following other crops, and makes, it is said, a richer hay than timothy.

THE southwestern corner of Tennessee is a region of magnificent agricultural capabilities, and it is receiving a large share of the present flow of immigration to the South. In Fayette county, in this section, a Southern homeseeker's land company has been organized by a number of progressive citizens, with office at Somerville, the county seat. This company will be glad to send printed matter and furnish any information desired about the county.

SOUTHERN LANDS FOR SALE.

ALABAMA.

FOR SALE OR EXCHANGE.—A magnificent plantation on the Chattahoochee river, in Russell county, Ala., containing 2669 acres. Splendidly improved and watered lands, level and very fertile, and yielding handsome income. Public boat landing on place, and only a few miles to railroad station. Neighborhood unsurpassed; labor abundant and efficient. Prefer selling a part to all, and would take in exchange (as part pay) a small, well located farm to suit, or good city real estate that is convertible. Best reasons can be given for offering to sell this magnificent piece of property. J. H. Chambers, Oswichee, Ala.

FLORIDA.

FRUIT AND FARM LANDS.—Farms with bearing orange groves and timber. Also high rolling wild land in the famous "Frost-Proof Lake Region" of Polk county, free from frost and suited to tropical fruits and winter garden. Finest lake fronts \$25.00 per acre; back lands \$5.00 to \$10.00. The Frost-Proof Land Co., Frost-Proof, Fla.

FROST-PROOF fruit, pineapple and vegetable lands, from \$2.50 per acre in our healthy highland lake region, Polk county. Tomatoes yield net returns \$200 per acre. Irving Page, Auburndale, Fla.

GEORGIA.

ONE OF THE BEST equipped Farms in Georgia, half mile from Fairburn and 18 miles from Atlanta, Ga., on the A. & W. Pt. Railroad, for sale cheap. Write for information to W. P. Jones, Fairburn, Ga.

TEXAS.

THE GULF COAST COUNTRY.—Folders with full information of this country, with prices of land mailed upon application. Send your address on postal card to R. B. Gaut, Real Estate, H 310½ Main street, Houston, Texas.

TEXAS FARM AND FRUIT LANDS. equal to the best in the world, \$5.00 per acre up. Buy a home near Houston, the great railroad centre, and convenient to Galveston, the growing port of entry. You will be sure to realize the greatest and most rapid advance, and have an unexcelled market at your door. For maps and further particulars call on or write to Cash & Luckel, 306½ M-in street, Houston, or 421 Tremont street, Galveston, Texas.

VIRGINIA.

GO TO ALBEMARLE COUNTY, VIRGINIA, AND BUY A HOME.—Good Lands, Fine Climate, Cheap Homes, Low Taxes, Excellent Graded Schools, Boarding Schools for Boys and Girls. Seat of University of Virginia. No place offers equal inducements. Address J. C. McKENNIE, Charlottesville, Va.

FARM OF 1500 ACRES, within eight miles of Charlottesville, half in timber; twelve-room brick dwelling on place. Can be bought for \$15,000.

CITY PROPERTY AND FARMS FOR SALE.—All property shown free. Correspondence solicited. C. L. Carver & Co., real estate agents, Charlottesville, Va.

SUFFOLK has cheapest and best transportation facilities in the South. Six railroads, and deep water route to the ocean. The great tidewater farming section of Virginia. A long list of farms. Come and see. Fine grass and stock farms. A splendid manufacturing center. Factory sites given away. Write or see J. Walter Hosier, Suffolk, Va.

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BALTIMORE.

CAPITAL, - - - \$1,000,000.

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The National Bank of Columbus, Ga.
Established 1876. DEPOSITS INVITED.
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Charleston, S. C. Is the place for a Winter Home.

FOR SALE.—In the City of Charleston, South Carolina, (The Nice of America), a Handsome, Large Modern Residence, and a Beautiful Old Colonial Residence with modern conveniences, both in choice locations. Immediate possession can be given. Charleston is the loveliest place in the South for winter homes. Both of these residences are supplied with water from the Artesian wells of the City Water Works, which has recently proved a great dyspeptic and rheumatic cure. Also for sale, Timber and Farming Lands and Rice Plantations in Colleton and Berkeley Counties, S. C. For detail information apply to

EXCHANGE BANKING & TRUST CO.
CHARLESTON, S. C.

A Beautiful Country Seat For sale at a bargain. Among the Mountains of Western North Carolina. For health, rest, or recreation it would be hard to find a more perfect place. Address F. C. ABBOTT, Hendersonville, N. C.

THE SOUTHERN STATES.

APRIL, 1895.

THE SOUTHWARD TENDENCY OF EMIGRATION.

By J. B. Killebrew, A. M., Ph. D.

No fact of the present decade is more pronounced than the tendency of migration Southward. For more than fifty years the great Western prairies, with their infinite expanse of virgin soils, rich in all the elements of plant nutrition, have presented the greatest attraction to this class. And this attraction was intensified by the fact that government lands and railroad lands were offered to actual settlers upon the most easy conditions of payment. The passage of the homestead law and the timber act and the opening of the territories for settlement, increased still more the eagerness of homeseekers to occupy that vast region where the bread grains could be produced at a minimum cost, and where markets were good and made easily and cheaply accessible by the numerous railroads. Railway lines also lent their powerful influence to swell the current of immigration by giving exceedingly low rates to all who desired to move West, and by offering their donatives or grants of land at low prices and on long payments to actual settlers.

After the stream of immigration in great volume had set in from the old world to the new States of Iowa, Kansas and Minnesota, there ceased to be any necessity for advertising agents, for every well satisfied immigrant became himself the most effective agent. And so the current swelled from year to year, first filling up Illinois, then Iowa, then Kansas and Minnesota, and finally sent its living flood over the Dakotas and Nebraska. Striking the arid regions of these States, the flood was diverted

Southward, and it is destined to overflow the fairest regions of the Southern States fertilizing them with fresh thought and bringing about a grand development.

The general thrift and prosperity that marked the regions these immigrants first populated, made the West the granary of the world, as it still is, and also made it the point of the greatest attraction to immigrants. But when the grain products, by reason of the competition of the grain growers of Russia, India, the Argentine Confederation and other countries, fell to a price so low that they ceased to be profitable in the West, the farmers were compelled to resort to mortgages on their farms to keep even. The days of their prosperity then vanished. After this the struggle came to maintain a comfortable existence and to meet the interest on mortgages.

And this struggle every year grows harder and harder until thousands, losing all hope, are leaving their homes to be taken in possession by the mortgagee.

The following comparative statement will show how burdensome these mortgages must be on the farmers of the Northwest, and how much lighter they rest upon the people of the Southern States. These mortgages were in force January 1st, 1890:

State.	No. of farm Mortgages.	Amount of Mortgages
South Dakota.....	50,151	\$ 29,356,865
Nebraska.....	107,175	90,506,968
Kansas.....	203,306	174,720,071
Minnesota.....	97,078	75,355,562
North Dakota.....	33,734	22,098,092
Total.....	491,444	392,037,558

The following exhibit shows the number and amount of mortgages in force at the same period for the five Central Southern States :

State.	No of farm Mortgages	Amount of Mortgages.
Tennessee	17,196	\$ 16,425,144
Kentucky	24,612	23,779,911
Mississippi	26,186	15,829,914
Alabama	27,424	28,762,587
Georgia	34,731	16,969,687
Total	140,149	101,767,243

These tables do not include the mortgages on town lots. Were these embraced the difference between the two groups of States would be much more marked. The total population in the five Northwestern States in 1890 was 4,298,759, and the number of farm mortgages 491,444. This gives one mortgage for every 8.7 persons, and \$91 of farm mortgage indebtedness for each person in these States. The population of the five Central Southern States at the same time was 8,266,723, and the number of farm mortgages 140,149, showing one mortgage for every fifty-eight persons and a farm mortgage indebtedness of a little over \$12 per capita.

Suppose we deduct the urban population of these five Northwestern States, which in 1890 was 804,419 persons, from the total population; we shall have 3,494,340 persons living in the country or in small villages. The mortgage indebtedness on the farms of the Northwestern States divided equally between the persons constituting the rural population would give a mortgage debt of \$112 for each person, man, woman and child, living in the country. Taking the number of farms as reported by the census of 1890 for these States at 563,140, and dividing the amount of the rural mortgage indebtedness equally between them, it will show an incumbrance upon each farm of \$696.

Now take the urban population of the five Southern States selected for comparison, which was in 1890 801,185, and deduct this number from the total population of these States, and it will appear that the rural population is 7,465,538.

Now divide among this rural population the farm mortgage indebtedness of these five Southern States, and it will show a per capita obligation of only \$13.63. The number of farms in these Southern States in 1890 was 826,837. Divide the rural mortgage debt equally between these and each farm will be chargeable with \$123.

These results show that the farm mortgage debt of the five Northwestern States as compared with the same character of indebtedness in the five Southern States is *per capita* in the proportion of 112 to 13.6, or more than eight times as great. The rural debt apportioned among the farms shows that in the five Northwestern States each farm carries nearly six times as much indebtedness as each farm does in the five Southern States.

Taking the number of acres in farms and the number of acres mortgaged in each of the ten States under consideration, we find :

Tennessee	has	one acre mortgaged in	6.7
Georgia	"	"	3.25
Kentucky	"	"	6.2
Mississippi	"	"	3.2
Alabama	"	"	3.2
Iowa	"	"	1.9
Kansas	"	"	1.14
Minnesota	"	"	1.8
North Dakota	"	"	1.8
South Dakota	"	"	1.6

This table is significant and clearly indicates the comparative degree of prosperity in the two sections. The South, especially the States practicing a diversified agriculture, are highly prosperous, and the people generally are out of debt. Thousands of farmers living in the Northwest who, when wheat was worth \$1 per bushel, reveled in extravagance and luxury, are now forced to the wall when wheat is selling at thirty to forty cents per bushel in the home markets.

The peculiar conditions of the Western climate in the prairie regions make it impossible to greatly diversify crops. The high winds of the prairies are fatal to the fruit crops and to the tobacco crop. The lateness of maturity makes the vegetable crops almost worthless when they enter full markets after a long and expensive haul. Cotton, peanuts, rice, sugar, hemp, sweet potatoes and other Southern products cannot mature in such a short season or flourish

in such a rigorous climate as that of the Northwest.

The exceedingly long and hard winters have pressed with unusual severity upon the inhabitants of these woodless regions and require large expenditures to be made for fuel and a heavy outlay for clothing. While the cost for these two items, almost indispensable to human existence in that latitude, was scarcely felt when wheat was worth \$1 per bushel, it has now become a positive burden, so onerous that it cannot be borne.

Hundreds of families in South Dakota and Nebraska, owing to the failure of crops or the low price of grain, are unable to buy either coal or wood and are dependent upon "cow chips" and straw or hay for fuel. The distress resulting from the extreme cold by reason of this privation is scarcely conceivable by the inhabitants of a milder climate.

The blizzards that sweep over the country in winter are accounted among the most terrible phenomena of nature and rank in their destructive power with earthquakes. With the thermometer at forty below zero, the wind blowing at the rate of sixty miles an hour, and the snow filling the air so completely that one cannot see ten feet before him, it becomes dangerous even to go a rod from one's door. In such blizzards, stock perish by the thousands. There is no safe refuge from them in the open prairie. These storms sweep the country like an avenging angel and bring misery, suffering and destruction everywhere. The writer of this in November last drove out in a close vehicle through the prairie fifteen miles when the thermometer marked six below zero and the wind was blowing at a high velocity. Although he had on three coats, one of them fur, and had three blankets and two fur rugs over his lap, a lighted lantern between his feet, he suffered most intensely. If the thermometer had fallen to 40° below zero and the wind had increased in velocity to sixty miles an hour he could not have survived the cold.

Nor are the winters more to be dreaded than the hot winds that some-

times prevail in summer, when the thermometer rises as high as 115°. Such heat accompanied by hot winds last July parched up (as with the flame of a fire) nearly all kinds of vegetation. In the counties of Brule, Charles Mix, Douglass, Aurora, Davidson, Hughes, Hind, Hide, Buffalo, Jerauld, Beadle, Spink, Brown, Marshall and many more in central South Dakota, tens of thousands of acres of corn were literally destroyed, burnt up, with scarcely a single ear that matured or even formed.

This corn was planted upon land as fertile as can be found anywhere on the American continent. It has a rich, black, loamy soil belonging to the cretaceous alluvium, and in all the elements that enter into the nutrition of plants, it has no superior anywhere. With sufficient moisture, South Dakota and Nebraska would yield grain enough to supply all the markets of the world. Without moisture, the country becomes as barren as the desert of Sahara, except for the bunch grasses of the prairies. Moisture is an indispensable element of civilization. There can be no substitute for it. Poor soil may be enriched; fuel may be brought in; markets may be produced, but without water there can be no development in any desirable direction.

The scarcity of water is a great hardship upon the people. Many farmers haul water from two to eight miles to supply their stock and for other domestic purposes. Wherever artesian wells have been bored the supply of water, though hard and unpalatable, is ample, but there are comparatively few of these, probably not an average of one for every twenty square miles in the arid regions of South Dakota and Nebraska. Some water is supplied by ordinary wells, but when it becomes low in winter it is putrid, slimy, offensive to the taste and nauseating to the stomach, and utterly unfit for any purpose. Cisterns are out of the question because of the small precipitation. Some few farmers, however, take advantage of heavy snowfalls and fill their cisterns with snow which makes good drinking water the following summer.

The calamities of the people in Ne-

braska and South Dakota do not stop here. The dread of prairie fires hangs like the sword of Damocles over them whenever the grasses are at all dry, which for several years past has been fully half the time. When these fires break out every human being, in the vicinity, turns out and fights them. They are very much dreaded, and justly so, for dwelling-houses, barns, hay-ricks, stock and everything combustible are destroyed without an hour's notice. Human beings often perish in these conflagrations.

The Russian thistle, a recent importation from Russia, is a most troublesome pest. It takes possession of every cultivated field, and when not very thick on the ground grows to the size of a half barrel, with rounded outlines, something in shape like a large kettle turned bottom upwards. It has a single tap root and is armed with short spines that make it much dreaded by stock. During the prevalence of the high winds in autumn and winter, these thistles are detached from the earth and go bounding along like great elastic balls over the earth, going from fifty to one hundred miles or more in a day through the unobstructed prairies.*

Where fences impede their progress they will pile up on the windward side until an incline plane is formed, up which they climb and go on their way. Frequently during a windy night they will invade the towns, piling themselves against the houses until they reach a height above the doors. The next day they have to be removed before traffic can be resumed.

The Russian thistle will not flourish in the uncultivated prairie, and therefore

it does not impair the value of the grazing privileges. It may prove the best wisdom in the future to turn back all this arid region into grazing grounds and look to artesian wells for the water supply. An artesian well bored in the centre of every township would give water to every locality within the distance of four and a quarter miles.

These drawbacks to portions of the West have brought many people South, and this movement is increasing in volume and momentum every day. In the South fuel and water are abundant everywhere. Vegetable life flourishes as it does no where else in the United States. There are seventeen field crops grown successfully in some of the Southern States, twenty-seven vegetable crops, and all the fruits and berries known to the United States. While the soils of the Southern States are not generally so rich in plant nutrition, they are for the most part more certain in the production and more uniform in the yield of crops. The amount of rainfall averages over fifty inches in all the States south of the Ohio river, west of the Alleghany mountains and east of the Mississippi river.

Take Tennessee as a type of this region and the average rainfall for the past twenty-two years has been fifty-two inches. In that State both the crops of the North and South overlap and commingle. There are sixty varieties of trees in the forests; living streams of water glide everywhere in peerless beauty through the State and great rivers flow in every direction, giving natural outlets for the products of soil, mine and forest.

Coal is abundant and cheap. The markets for the vegetable products of the South are good and are found both in the North and in the South. Two crops of Irish potatoes are grown in one season upon the same land. The early crop is placed in Chicago and other Northwestern cities upon a bare market. Early peas, snap beans, tomatoes, strawberries, early apples, plums, asparagus, onions, squash, cucumbers, okra, eggplant, cantaloupes, water-melons, peaches, pears and various other fruits and vegetables are shipped from

*It is really animating and entertaining to drive through the prairies in the month of November during a windy day and see the Russian thistles of all sizes from that of an ordinary base-ball to that of one three feet in diameter racing apparently with one another over the surface of the prairie—little, big, young and old, as though endowed with life, each in an apparently frolicsome humor, elastic, bounding and jumping high in the air and looking for all the world like a race of thousands of live animals. To look at such a spectacle as this produces the same exhilarating effects in the beholder as a horse race. One feels like hallooing, cheering and clapping his hands in joyful ecstasy. Some of the smaller thistles look like balls of cobwebs, and are as ethereal as the spirits of the air as they go scudding along; others are compact, and roll along in dignity and majesty. Cowboys often amuse themselves by betting on these races.

many places in the State by the carload to Northern markets.

This fruit and truck-garden industry is supplemented by creameries in many places. The great number of wild and cultivated grasses and forage plants that grow profusely makes dairying very profitable. One dairy in the vicinity of Nashville sells from \$12,000 to \$18,000 worth of butter and milk annually.

Such diversified agriculture requires a high degree of intelligence. The people of the Northwest who are looking to the South for homes are among the best in the United States and rank high in intelligence, morality, energy and industry. They make very desirable citizens. They would soon reclaim those regions in the South that have been run down with cotton and tobacco, and they would find their thrift and profit in this work. Large plantations on which cotton has been grown for generations may be bought for \$6 to \$10 per acre. These may be easily reclaimed and made fertile by sowing clover and the grasses and by establishing upon them truck and dairy farms. This has been so often done by the intelligent immigrant from the North that it is no longer an experiment. Belvidere, in Franklin county, is an illustrious example of how quickly and profitably this may be done. This land, once filled with deep, red gullies, was almost worthless. It was bought in its worn down condition by some American Germans and Swiss at prices varying from \$5 to \$10 per acre. These farms are now worth from \$50 to \$75 per acre, while the old cotton plantations immediately surrounding them are scarcely worth one-tenth as much, though the soils were originally the same.

Nothing will aid this movement of bringing population from the North to the South more rapidly than the success of the expositions which are proposed to be held in Atlanta in 1895 and in Nashville in 1896. Immigration always moves on the lines of the least resistance. Expositions not only furnish object lessons where the State and its products may be studied in detail, but they assure very low fares on the railroads, so that the cost of studying and

inspecting the country is reduced to a minimum. Everything, therefore, which is done to encourage these industrial expositions in the South is an aid to immigration.

But there is a duty which rests upon the people of the Southern States. They must not only receive and treat the homeseekers as countrymen and equals, entitled to all the rights, privileges and benefits that belong to the native inhabitants, but they must see to it that they are not imposed upon by sharpers or confidence men. They must be permitted to enjoy their own religion and their own politics without let or hindrance. Their votes must count for as much as those of the native citizens. It is an unwritten law that a man who does not exercise his right of suffrage according to his own sense of right and duty makes a poor citizen. Freedom of thought is what moves the world forward and gives strength to society.

Hospitality to strangers was a principle of public life among the Athenians, and was said to be the most productive germ of the greatness of Attica. She attracted and carefully nurtured within her limits the genius and enterprise of every commercial and enlightened nation with which she had intercourse. Those of the highest skill in every art flocked to Athens with the certainty that there merit would meet the readiest recognition, and labor would find its best reward. Under these conditions learning was fostered and encouraged, manufactories flourished, arts multiplied, inventions increased and aroused the envious rivalry of the world. The useful trades and the fine arts rose to a splendor never witnessed before, and which still makes Athens the best known city of the ancient world. Such a state of society is the grandest civilization.

Common sense alone would dictate the policy of encouraging immigrant laborers in the fields and skilled mechanics in the workshops from abroad to settle in our midst, and give new directions to labor and new investments to capital. The very fact that such men have been reared and educated by other communities at a cost of not less than \$1000 each shows how great is the gain

to the community that secures them.

This enormous saving by the State is what built up the West so rapidly. Notwithstanding these advantages resulting from the advent of new people, now and then we find men who still oppose immigration and linger in the mists of fogs and prejudice—men who have not advanced in thirty years in any direction, who nurse prejudice for patriotism and find nothing in the present and everything in the past to commend. Such men are a drag upon the communities in which they live. They check all progress either in education, agriculture, mining or manufactures. They have intense hatred for everyone who was not born under the shadow of their own mountains.

State, local or international prejudice is at war with the very laws of civilized progress and obstructs every avenue of prosperity.

Adepts should be encouraged to come from every quarter as teachers of our native population in new staples of production and new branches of art. The Southern people do not desire, however, to introduce, nor would they welcome any class of socialists or anarchists. There is a conservative influence pervading every community in the South that would resist with the sternest resolution any attempt to upset the established order of things.

The new doctrine that laborers may justly control the capital of their employers is obnoxious to all of the traditions of the South. Such a doctrine would meet with the most resolute opposition and be rejected with the greatest abhorrence and disdain. The old-fashioned idea is still prevalent that no laborer has the moral right to prevent another laborer from working when work is afforded to him at satisfactory prices. The general concurrence of opinion on this point throughout the

Southern States will do much to attract the most conservative laborers and repel those of radical ideas. The latter when they come South remain but a short time.

In order that immigration may be encouraged, protected and made successful, there should be organizations formed in every county in the South, the objects of which shall be:

First.—To secure lands on long options for immigrants.

Second.—To have the prices on these lands fixed for a given length of time, say twelve months, so that immigration will not be checked by any boom growing out of, and created by, the movement.

Third.—To provide ways and means for showing these lands to immigrants when they arrive.

Fourth.—To print truthful descriptions of the resources of the counties in pamphlet form in which also there shall be short descriptions of each tract of land held for sale with the prices and terms of payment. Arrangements should be made with the railway officials to distribute these pamphlets through their agents in the Northwest or elsewhere. There should be some trustworthy railway employe in all the great centers to whom the immigrants could apply for information as to passenger and freight rates, and these rates should be made very low. Such an employe should have no profits, directly or indirectly, in the sale of lands.

By pursuing such a policy as I have outlined, and by getting up expositions all over the South, I have no doubt that millions of most excellent people, trained in the arts and reared in the influences of an enlightened civilization, may be induced to seek homes where the climate is so happy and the earth so fruitful that the pleasure of existence is doubled.

TENNESSEE RIVER IMPROVEMENT.

By Thurston H. Allen.

The Tennessee river takes its rise far up among the ice-cold mountain springs and trout brooks of the Blue Ridge, where the Holston and Little Tennessee have their sources, and finding their way down through the passes which the finger of God has traced for them, reinforced by many a limpid spring and many a mountain torrent, at last unite in one great flood, surpassing its sister and commercial rival, the Ohio, both in volume of water and in navigable mileage.

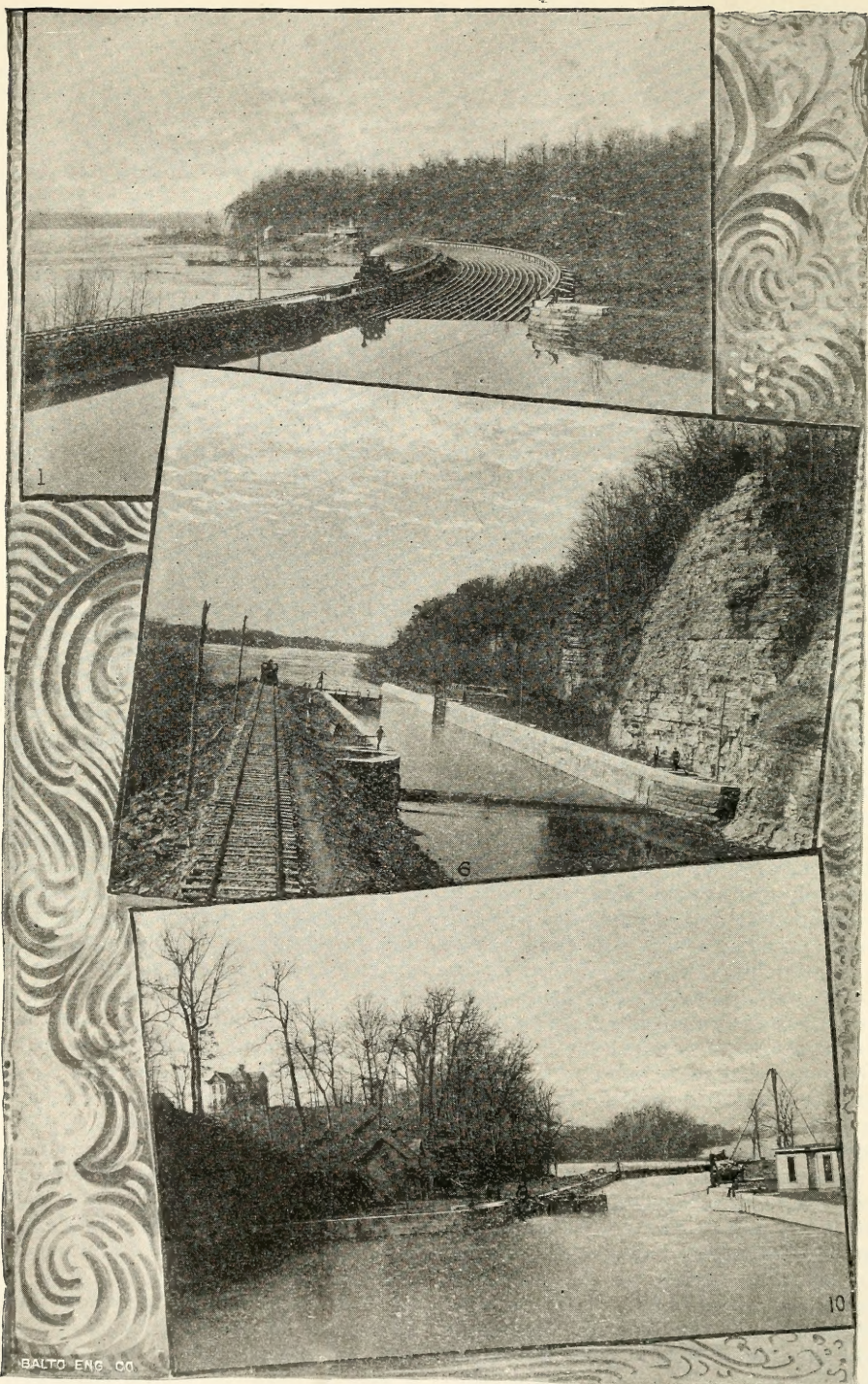
Beside its claims to consideration by reason of dignity of size, the Tennessee challenges admiration as being by far the most beautiful river of the South.

For a distance of 600 miles and from the time when it becomes the Tennessee until it reaches the Ohio, some forty miles from the junction of that river with the great "Father of Waters," the river flows in majestic curves and stretches over a never-changing bottom of rock, with banks that are, here, a perpendicular cliff of limestone, there, a range of craggy hills and, here again, wide-stretching plains of alluvial soil or forest lands, clothing the banks with verdure to the water's edge. This foundation of rock over which the river flows gives it a channel which never changes and its pilots fear neither the sand bar, mud flat or "sawyer" of the Mississippi and its other tributaries.

In North Alabama, 300 miles by river from Ohio, reaching from Florence to the upper part of Brown's Island, thirty-seven miles, nature had placed a barrier to commerce which cut the river into two almost equal parts,—the lower connected through the Ohio and Mississippi with the Gulf of Mexico, while the upper half was practically a long, narrow lake. This natural obstruction is called the Muscle Shoals, and it was to join these

two sections of the river, thus giving this upper section a commercial vent, that the Federal Government has, at a cost of several millions of dollars, constructed the Muscle Shoals Canal, with its supplementary channel work.

From the foot of Brown's Island to Bainbridge, a distance of twenty-five and one-half miles, the river has a fall of one hundred and seven and four-tenths feet, and of this fall there are in the first fourteen miles above Bainbridge eighty-four and six-tenths feet. It was around this section that the first canal, of years ago, was built. During the first quarter of the present century there was a great influx of settlers into the Tennessee valley. Among these were some enterprising and far seeing men, who by their personal efforts interested their Congressional representatives and, through them, the Federal Government in the construction of a canal around the shoals of the Tennessee. In 1824 Mr. Calhoun, then Secretary of War, urged that this was a matter of paramount importance and demanding equal attention with that given to the Great Lakes and to the Ohio and Mississippi rivers. Four years later four hundred thousand acres of the public lands in Alabama were appropriated for this work and, in the same year, the first survey of the shoals was begun, which resulted in a project for improvement being submitted in 1830. In 1831 the State of Alabama began the construction of the canal. After five years of work and an expenditure of \$700,000 a canal fourteen and a quarter miles long, sixty feet wide and six feet deep, with seventeen locks with an average lift for each lock of six feet, was completed. Water was first admitted in 1836 and soon afterwards the canal was opened to navigation. Only a very few boats passed through it, how-



TENNESSEE RIVER IMPROVEMENT.

ever, before it was abandoned. This abandonment was due to two causes; one, that no money was appropriated by the State for operating purposes and the other that, while the canal was a success as far as it went, it did not go far enough, the shoals presenting thirty-seven miles of obstructions, of which but fourteen and one fourth miles, extending upward from Bainbridge, were obviated.

For the next thirty years or more the matter of renewing and extending the work received but little attention. After the war, however, the subject was revived.

Knoxville, Chattanooga and other cities, through their commercial organizations, began urging the importance of a canal around Muscle Shoals to open the waters of the Tennessee to their true commercial use and value. Congressmen again brought the matter forward in Washington, its importance in a military sense having been realized and bought forward during the war. In 1872 United States engineers made extensive surveys, and it was upon the report made by these officers that a more comprehensive project of improvement was recommended to the Federal Government. The shoals were, for convenience, divided into three sections: the Little Muscle Shoals extending from Florence to Bainbridge, the Big Muscle Shoals from Bainbridge to a point fourteen miles up the river, and the Elk River Shoals, beginning six and one-third miles above Big Muscle Shoals and just below the mouth of the Elk river and extending up stream to the head of Brown's Island. The plan of improvement recommended, and eventually carried into effect, was to remove obstructions and deepen the channel over Little Muscle Shoals, to build a canal of larger dimensions and with fewer locks around Big Muscle Shoals, along the line of the old one, and to overcome Elk River Shoals by a short canal with two locks, supplemented by channel work at each end. The funds appropriated for the contemplated work were not deemed sufficient to begin operations with until 1875, by which time additional sums had been appropriated and, in December of that year, the first dirt was broken

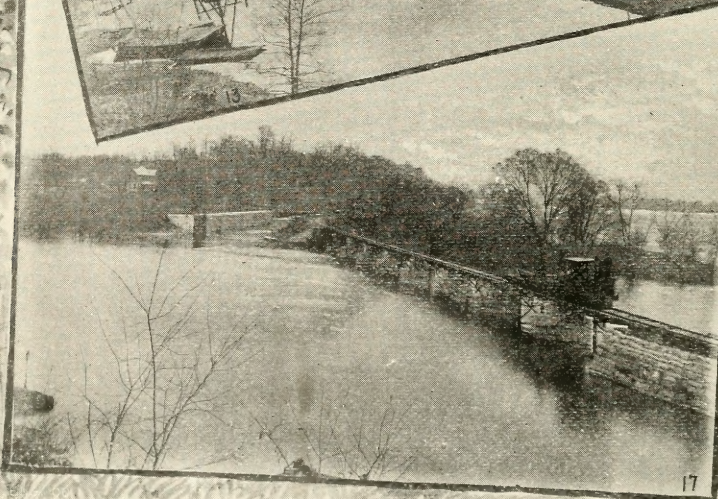
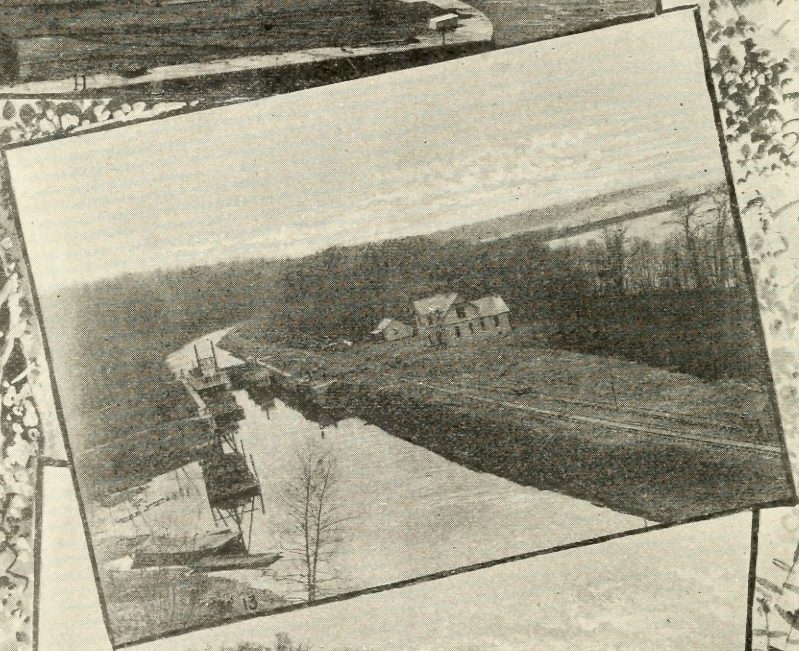
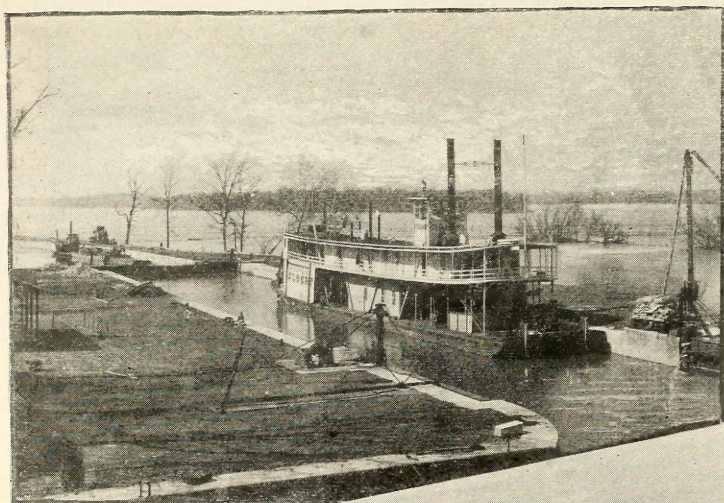
on Big Muscle Shoals. The first lock masonry was laid at lock 6 in November, 1876. In 1877 work was begun on both Elk river and Little Muscle Shoals.

The amount of work done each year fluctuated with the sums appropriated by Congress and, in some years where there was none appropriated, progress ceased altogether, a few watchmen to look after tools, etc., being the only men then employed. Eighteen years, counting from the time surveys were made in 1872, passed before the canal was declared open to navigation, which was in November, 1890.

Ascending the river the improved channel is entered with the passage through the "draw" of the Memphis and Charleston Railroad bridge at Florence and, for the seven miles to Bainbridge, the boat channel is close to the north bank of the river, being formed by a system of dams connecting a chain of islands, thus forcing into the narrow channel a larger volume of water than originally flowed there, which is still further narrowed by fourteen wing dams constructed for that purpose. Some blasting through reef was also done on this division, the total cost of the improvement being \$126,180, resulting in a permanent channel with the requisite depth of water but a very swift current which is by no means so desirable. However, boats, though puffing greatly, stem it. In passage thus far, save in winter when the tress are leafless, one gets but occasional glimpses, through vistas in the trees, of the broader portion of the river flowing to the South of the islands. At Bainbridge a promontory jutting far out from the south bank narrows the river to a width of about a quarter of a mile, and just beyond this cape the southern bank recedes and the river opens and expands into a grand sheet of rushing, foaming water a mile and a half broad, spangled with islands and "tow-heads" and fantastic with the eddies and currents.

Just here the first and lowest lock in point of location is reached. It is designated as lock 9, and has a lift of ten feet; length, three hundred feet between miter sills; width, sixty feet; depth, five feet of water on the sills.

Two thousand feet further on lock 8



is reached, and this also has a lift of ten feet. Between locks 8 and 7 is a stretch of four thousand feet and just beyond lock 7 is what is possibly the finest piece of engineering work on the entire route, viz: Shoal Creek Aqueduct. Here Shoal creek pours a small river of water into the Tennessee and, over its mouth, the canal is carried by an aqueduct of iron and steel, seventy-five feet wide, supported by twenty-five stone piers and two abutments, each seventy-five feet long and eleven feet high. In shape it is an arc of a large circle, the convex side facing up Shoal creek. The total weight of iron and steel used in its construction was one thousand tons, and the total cost of this structure was in round numbers \$125,000.

The lift at lock 7 is twelve feet. Lock 6 has a lift of thirteen feet (which is the highest of them all), is seven thousand one hundred feet from lock 7 and through it the boat passes into the longest reach of unobstructed travel on the canal.

The distance between locks 6 and 5 is twenty-two thousand feet or four and one sixth miles. It is on this section that the bridges and dams of, first Six Mile and then Four Mile creeks, are passed.

From lock 5 to lock 1 is seven and one-half miles, the five locks being almost equidistant. The lift of each is twelve, ten, twelve, six and from nothing to ten feet respectively, guard lock 1 having the lift of from nothing to ten feet, its lift being regulated by the stage of the water in the river. At low water no lift is necessary; as the river rises, water is let in to a sufficient height to bring it on a level with the surface of the river.

Emerging from lock 1 and its entrance, formed by a heavy wing-dam of rip-rap masonry half mile in length, the open river is gained at a point fourteen and a half miles above lock 9. To this point the canal lies under the hills and cliffs of the north bank of the river, and its bed is excavated through a narrow ribbon of land between the hills and the river, save here and there where the cliffs come sharply against the stream; in such places the south bank of the canal is a dike built in the edge of the river and protected by rip-rap mason-

ry. The longest of these dikes extends from two miles below to one mile above the mouth of Bluewater creek. The scenery along this section of the canal is simply grand. For its entire length the Tennessee is a seething, roaring volume of water over a channel of an average width of a mile and a half, but here, for a distance of six miles and a half, the river is calm, broad, deep and placid, its farstretching surface only broken by the lovely islets that adorn it in every varying shape and size and with a profusion that suggests the St. Lawrence and the Thousand Islands. After a passage over this fine natural pool of water the point at which the improved channel of the approach to the short canal on the south side of the Tennessee, and opposite the mouth of the Elk river, is reached. Passing through this channel for a distance of one and a third miles, lock B is reached. As the boat enters this lock its lower gates are closed and water, let in from above, lifts it to a level twelve feet higher, enabling it to proceed to lock A, one and a fifth miles away. Lock A is the last lock going up, and is both a lift and a guard lock. Its lifting capacity is nine feet, five feet being for low water, and the other four feet, or whatever portion of it may be required, is used to bring the water level in the lock to conformity with the height of the river.

From lock A to the foot of Brown's Island extends a dam of dry rubble masonry which confines the water flowing to the south of that island to the improved channel. Between Brown's Island and the south bank the improvement consisted in blasting through and removing the debris of obstructing reefs. At the head of this island and thirty-seven miles above Florence the open water of the upper Tennessee is reached.

Of the above described system of locks, the six upper have each four miter gates of iron, and the five lower are entered in coming up through miter gates, while the upper end is passed out of over drop gates. The gates and wickets of lock A are worked by hydraulic machinery, power being furnished by a Jouval turbine wheel.

Those at other locks are operated by more simple machinery, worked by hand.

The locks were contracted for at a varying cost, ranging from \$66,055, the lowest, to \$148,611, the highest, and aggregating a total of \$1,331,635. The entire improvement from 1872 to September 30, 1890, was made at a cost of \$2,817,341.18. Since then some further sums have been expended in maintaining and strengthening it. A railroad running along the canal furnishes a way by which a light locomotive draws through barges and boats, other than steamers; the latter propel themselves.

The following figures will give some idea of the magnitude of the work done. The masonry of the eleven locks aggregates 50,600 yards of cut stone and this would build a wall eighteen feet high, seven feet wide and two miles long. The piers of the aqueduct contain 3070 cubic yards of masonry; the dams and bridges 1000 yards; the three weirs and sluices 3500 yards. From the channel through Little Muscle Shoals 47,000 cubic yards were excavated and in its wing-dams 18,448 cubic yards were used. Over 270,000 cubic yards of solid work were excavated from the channel and canal trunk; over 1,000,000 cubic yards of earth were excavated and 500,000 cubic yards of earth embankments built, the iron in the entire work aggregating 2278 tons, and 80,000 cubic yards of stone were used in building dams.

The result is the connecting of the 660 miles of navigable water of the Tennessee and uniting with the lower section 1000 miles of tributary streams. Before this work was done it was impossible for boats to ascend the Shoals and, at times, the water became too shallow for some of the light draft flat-boats to pass down and the river could be forded at various points. On the 9th day of October, 1863, General Joseph Wheeler, of Confederate cavalry fame, with his entire army forded the Tennessee at the mouth of Elk river. The construction of the Muscle Shoals Canal,

while it removes the greatest obstruction to the navigation of the Tennessee, does not make it fully open to the use of the boats for the whole year. The Colbert Shoals, some twenty miles below Florence, is an obstruction during low stages of water, and around them an eight mile canal is now being made.

While admiring the grandeur of the scenery of the Muscle Shoals section of the Tennessee one is impressed with the magnificent possibilities that this fall of such a huge volume of water presents to the progressive engineering and manufacturing spirit of the age. Here is an immense body of water, the concentration of the tides of hundreds of tributary streams into one vast mass, rushing down an inclined plane with a power that looks to a layman as though it would be sufficient to turn the machinery of the world. No doubt this is an exaggerated impression made on the mind of an unscientific observer by the sight of such a vast torrent of water, yet its actual power must be enormously great. In the first mile above lock 9 the fall is seventeen and nine-tenths feet, and this, in a river of such magnitude and one free from ice for nineteen out of twenty years, with the ice of that twentieth year small in quantity and lasting but a few days at most, must make an interesting problem of the conversion of so much raw power into applied force. The canal now being the boat channel, the river itself is left free for utilization by enterprising manufacturers.

Until the past thirty or forty years the concentration of capital has not been great enough in extent to warrant an individual or company in undertaking an enterprise of such immense proportions as is here presented and whose very vastness is appalling, but the daring spirit of the age, backed by cumulative millions of dollars seeking remunerative investments, and to which nothing, promising dividends, is too large to be attempted, will probably at some future day harness to the uses of man this great force, now wholly unutilized.

SOME LATER FACTS ABOUT NORTHWEST LOUISIANA.

By M. B. Hillyard.

It is a friendly criticism of my article on Northwest Louisiana, in the June number of the *SOUTHERN STATES*, that the praises of that section were sung in such a low key as hardly to reach the public ear. In justice to myself it ought to be stated that the under-statement and colorlessness of that article was deliberate and studied, and a fully-purposed abstention from stilted and glaring exaggeration.

Considering that Northwest Louisiana has had no eulogist but myself and is a new candidate for attention, and further, the sobriety of my article, that section is progressing in public regard at a high rate of speed; and this *addendum* to my article is a positive need to enquirers, from the Atlantic to the Pacific oceans, who are anxious to know of that country and have learned of it through the weighty and widely disseminated *SOUTHERN STATES*. Hence this article will be very practical and aim to answer a few of the many leading questions.

One of the first misconceptions I want to dissipate is that I do not deem Northwest Louisiana a good country for raising early fruits and vegetables, because I used this language in the said article: "All this time the reader may be wondering why raising early vegetables for the West is not suggested. Beginning over twenty years ago, and continuing until a few years back, I was a strenuous advocate of these. Yea, I was in the business and hope I had some part in building it up. But I cannot consent to raise false hopes by glittering allurements. The writer knows how persons engaging in these expect to make fortunes in two or three years." The above language seems to have been taken as a virtual admission that I considered those vocations as

practically unprofitable, and that men seeking to embark in them should renounce all expectation of pursuing them in Northwest Louisiana, and look elsewhere. It seems to have totally shut out from their apprehension that I followed the above language by this: "If persons choose, they can do to their heart's content. All things considered, I consider Northwest Louisiana as good a field as any."

I make no retraction in guarding against the delusions still current, and sedulously encouraged by many, that people are to move South and make fortunes in a year or two in raising early fruits and vegetables. But, in justice to Northwest Louisiana, I want to say that I regard that area as one of the best fruit, vegetable and melon countries in the South, and this is enhanced by a fact of immeasurable importance, of which I could not speak with due assurance when I wrote that article that this section is to have a great trunk line of railroad on to Kansas City and Duluth. This will give competition, and fruit and vegetables can seek St. Louis and Chicago, or Kansas City and other Western cities. Longitude, distance and rates of transportation will all be in their favor. This railroad is the Kansas City, Pittsburg & Gulf, which is now under contract to Shreveport, La., but which I could only designate as promised in my June article. To be more specific, I regard this as one of the best pear and apple countries not only in the South, but in the United States. About peaches, I must at present speak with more reserve; not by way of disparagement, but from lack of personal observation. However, the best information is that it is a fine peach country and the business very profitable. Reasoning from analogy and from

thorough observation in point of latitude and soil, I think there is a great future for the cherry there. I have most respected authority as to the Delaware grape, but not having seen it ripen I cannot vouch for it. However, by the erosion of the great gravel plateau of Western Arkansas, vast quantities of this gravel have been transported into North and Northwest Louisiana and afford the best of reasons for believing what is alleged concerning this grape in the above sections of Louisiana.

But as to the apple and pear, I know by critical examination that they are a great success. The largest pear tree ever seen by the writer was discovered there in perfect vigor under long neglect and over eighteen inches in diameter, actual measurement near the ground. The writer, communicating his knowledge to an eminent horticulturist, was told by the latter that this was one of the best pear countries in the United States. And I am pretty confident that I have discovered at least four, probably five, fine seedling pears in Louisiana, to one of which I have given my name.

As to berries—strawberry, raspberry, blackberry, dewberry, whortleberry and melons there can be no doubt. Another topic by which some have been misled, is that I wrote thus in my June article: "What I desire to commend Northwest Louisiana for especially, is as a land for homes." This language seems to have been misinterpreted to mean that one should not so much expect to make money there as to spend it in the enjoyment of a fine and healthful climate, with good society and church, school and railroad facilities, and that money-making was at least problematical. This last view is an utter misconception and perversion of my language. I even went into some specialties in money-making, which we shall here emphasize, and superadded home-making as an especial attraction. Everyone knows now that there are large numbers of well-to-do, wealthy and health-impaired people, North and West, to whom the thought of money-making in agricultural life and pursuits cognate to the soil is a subordinate consideration and an ulterior

thought. What they want is not to make money, but enjoy life. Many are advanced in years, and they desire

"To husband out life's taper at the close,
And keep the frame from wasting by repose."

They want to find climate, educational advantages for their children, hospitable society, churches and railroads, etc. To this class I especially commended Northwest Louisiana, not dreaming anyone could suspect that I meant to deter the agriculturist because I sought to invite the health and home hunter.

So, now, in order that no one can have any room to misconstrue me and thus underrate Louisiana, I wish to say that there is no industry or vocation, common or possible to the farmer far North and West, that cannot as readily and more profitably be followed in the first-named place than in either of the last two. Be it raising corn, wheat, oats, rye, castor beans, buckwheat, navy beans, peas, beans, sorghum, grasses, making hay, dairying, raising hogs, sheep, poultry, fattening beef, raising thoroughbred cattle, thoroughbred and trotting horses—what more can I say?

I ought to mention, because it is a late demonstration in great part, that hops, pie-plant (rhubarb), celery, horseradish, sage, lavender, peppermint and hoarhound can be successfully and profitably raised.

Nut-growing will some day be a vogue. Chestnuts, English and black walnuts, chinquapin, butternuts, shellbark, any number of varieties of hickory nuts, and pecans most superb are eminent successes.

Since I wrote my article there has been erected a tobacco factory, predicated on the thoroughly-demonstrated success and profitableness of several varieties of tobacco—most notable the celebrated light or golden-leaf, for which North Carolina is so celebrated.

I desire to especially stress this region for hog-raising. Since I wrote the article for the June number of the *SOUTHERN STATES* the prominence and profitableness of pork-packing in the South has been demonstrated by an immense concern in Texas. Its capacity is 2000 hogs and 500 beeves per day. It pays

Kansas City prices for hogs. Their packed pork is giving satisfaction everywhere. The Southern hog makes as good an article of packed pork as any, and the improved breeds bring a cent to a cent and a-half per pound over the Southern "razor-back," thus offering an incentive to "breeding up." They buy hogs every day in the year, Sundays excepted. This gives the hog-raiser of Louisiana the choice to sell in St. Louis, Mo., to this pork-packery in Texas or to New Orleans for fresh pork. And it is pretty certain that a pork-packery will soon be in operation in New Orleans, thus giving competition and a clear advantage over the Western hog. Again, the Kansas City, Pittsburg & Gulf Railroad will soon open a direct route to Kansas City, Mo. Thus the hog-raiser of Louisiana will have the pork-packeries of Kansas City, those of New Orleans and Texas, those of St. Louis, Mo., bidding for his hogs, and the consumers of fresh pork in St. Louis and New Orleans.

All breeds of hogs succeed admirably except the Irish Grazer and the Chester White. The Poland China, Berkshire, Duroc or Jersey Red and Essex (either thoroughbred or crossed on common stock), are wonderfully fecund, healthy and rapid in development. Hogs will thrive unfed in the many bottoms. They find rich and abundant "mast" in the many species of hickory, oak and pecan, with which these bottoms are timbered, while many varieties of grasses are there, green the whole year. One has only to feed hogs thus raised for a month or six weeks on corn to whiten their fat, when they are ready for slaughter. It is now pretty well known that one can put twice as much flesh upon a hog by red clover in the far South as at the North and West. Then, one can raise peanuts, artichokes, sweet potatoes, field peas, etc., very cheaply and readily, which rapidly put flesh and fat upon the hog. Everything conspires to make it a great hog-raising country, the extreme cheapness of land—\$3 to \$10 per acre in plenty of localities—greatly emphasizing the advantages of the situation. The only problem at one time was the question of demand. That

is now settled, the pork-packery in Texas alone affording a demand Louisiana could not supply in many years.

I have been so explicit because of enquiries about hog-raising, even in far-off Oregon.

Another very important specialty for which I would commend this section is for raising early lambs for the Northern and Western market. I did this in my June article, but the allusion was so cursory as to fail to duly impress, especially as it was buried in a mass of other recommendations. The topic has been brought to the front very prominently in the last two or three months, and constitutes one of the most startling innovations of the day as contemplated at the North. It seems that there is a movement on foot to erect large and expensive buildings to raise hot-house lambs. The scheme seems to have hatched out of the occasional success in raising early-born lambs indoors in some of the Northern States. These lambs have sold at the most amazing prices—none at less than \$20 each, some much higher. The scheme evoked a letter or two of mine to some of the Northern newspapers in which I divulged a plan of which I was well informed nearly or quite twenty years—having hunted it up in my early forecasts of the then future New South. I found that some thoroughly reliable and inventive sheep raisers in Tennessee had devised a scheme for having "something fancy" in early lambs to sell, getting for them \$6 or more each. They fed their ewes wheat daily, mixed with a little cayenne pepper, in May. This threw them in "heat," and lambs were dropped in October and November. I was so impressed with this as one of the future factors in Southern prosperity that I briefly alluded to it in my book, "The New South," published by the Manufacturers' Record Co., in 1887. Sheep are wonderfully fecund and healthful there, and have the finest "foot" there possible. They will cost nothing in the usual way, and produce the finest wool and free from burrs in the pine woods—the ideal locality for sheep-raising.

Enquirers still insist on the mys-

tery of land being so cheap in Louisiana if it is good for anything. The answer is lack of demand. The large plantations used to have ample labor in the slaves the old owners used to possess. The former slaves are dispersed and vast bodies of land are unworked. I could name any number of places South that a few years ago were in precisely the same fix, but immigrants have come in, and the land has gone up from \$1.00 or less per acre to \$30.00, \$40.00 and \$50.00 per acre and even more. The same queries about these lands were made eight to ten years ago that are now made about Northwest Louisiana. Plenty of people said those former lands could not be worth anything, because they were so low-priced. Let immigration come in, and these lands that now sell at \$2.00 to \$5.00 per acre will bring the same price and do better than they brought before the war—\$30.00 to \$60.00 per acre. Another reason why these lands are so cheap is that the plantations are mostly large; seldom less than 1000 acres, generally more; sometimes 4000 to 6000 acres. The owners want to sell all or none in most cases, and no one man wants to and seldom can buy so much. Now, very little of this land is in cultivation, and to pay taxes on all is a heavy burden from which the owner wants to escape, and will almost give away his land to do so. I do not mean to say that there are no smaller farms; they can be found by hunting, but they are not numerous, even rare, except near towns and villages.

I said in my June article that many of these old plantations are worn out, "but they can easily be resuscitated by the field pea." It seems to have been thought that almost the whole area is in that plight; by no means. Plenty of plantations can be found that were freshly or just opened in 1865, and their fertility is not only unimpaired, but in almost all their arable area the soil has had thirty years or more of unbroken rest. And even the "worn-out" plantations have had this same rest, and are now in far better condition of fertility than when their cultivation was virtually

suspended by the dispersion of the slaves, their quondam cultivators.

But the two classes of plantations, those of the unimpaired soil and those with the soil once worn, look much alike to the superficial observer. In both the houses are frequently in bad repair, as are the fences. The fields are more or less upgrown in field pine and patched over with sumach, sassafras and blackberry. They are thus often unsightly and forbidding, but they are easily and cheaply cleared, and the young pines afford a near-at-hand and very cheap resource for rails for "worm" fence, and are a very trifling impediment to crop-making. I do not care to be misunderstood again and so will qualify by saying that there are numerous pretty plantations in excellent tilth, with neat cottages and well-kept fences, fine stock, orchards, etc. My remarks must apply to much of the area as a whole.

I desire to say, too, that in most areas fully from one-third to one-half or more of these plantations are in timber of valuable character, pine, oaks, hickory, many with clear perennial brooks purling through them. In many localities, if one wants to build or repair houses they can cut their pines, haul the logs to the near-by saw mill and trade them very profitably for lumber, the best in the world. This makes dwelling-houses and outhouses a matter of next to no cost.

I wish I knew how to say something particularly persuasive as to that area for dairying. I regard it as unexcelled in the United States. Fine grass country, beautifully watered, grasses green the whole year, large demand and high prices for butter, health of cattle, etc.

Some one wants to know cost of corn per acre. One of the best agriculturists there puts it at ninety cents an acre. His corn costs him less than four cents per bushel.

How much one raises depends on too many contingencies—season, the man, the variety, the soil. In plenty of places, with soil naturally not so good, over 100 bushels per acre have been raised by "intensive culture." Fifteen to twenty bushels is a pretty good average crop

under the slipshod cultivation. It can be easily and greatly surpassed.

Information is desired as to that country about the number of foreigners there. The number is incredibly small. In the eight parishes that make up the area I have described, namely, Bienville, Bossier, Caddo, Claiborne, De Soto, Red River, Natchitoches and Sabine, the foreign proportion is not over 1 per cent., and excluding the towns it is virtually nothing.

It is not difficult to foresee that when the merits of the climate of this region shall be known it will become one of the most renowned health and pleasure resorts in the United States. I should like to dwell on its advantages to the sufferer from rheumatism, nasal catarrh, neurotic troubles, bronchial and pulmonary complaints. I should like to paint its charms for the lover of sports, the fish in its sparkling and numerous pellucid streams, the quail, squirrel, rabbits, wild turkey and deer in its forests.

But I must say that the environment is charming of some of its picturesque areas in vast undespoiled tracts of pine, where the woodsman has never heaved his axe. Imagination

"Scents the air,
Of blessings when it comes but near,"

in contemplating the possible loveliness and feasible affluence of the garden of delights a little money and taste could make out of that area. Soon some sumptuous sanitarium will rise deep in the "secret shades" of these "inmost groves," where little else is now heard but the whirr of the partridge, the gobble of the wild turkey, the patter of the deer's foot, the sweet "inner voice" of the prattling brook, the soft, pathetic monotone of the pine with its "soul-like sounds." There among the dome-crowned pines, "old patrician trees so great and good," that bring healing in their breath, the invalid will find health and the aged rejuvenation. Fain would I draw a large picture of the loveliness and beauty awaiting that happy "clime," but this is not the occasion.



LETTERS FROM NORTHERN AND WESTERN FARMERS, GIVING THEIR EXPERIENCE IN THE SOUTH—XIX.

[The letters published in this issue form the nineteenth instalment in the series. These communications are published in response to numerous inquiries from Northern people who desire to know more about agricultural conditions in the South, and what is being accomplished by settlers from other sections of the country. These letters were written for the most part by practical farmers and fruit-growers, chiefly Northern and Western people who have made their homes in the South. The actual experiences of these settlers, as set forth in these letters, are both interesting and instructive to those whose minds are turned Southward.—EDITOR.]

The South the Place for the Man of Limited Means.

GEORGE WHITFIELD, Abbeville, Wilcox county, Ga.—The fairplay attitude of your magazine in all matters pertaining to Southern improvement is appreciated in this section. Truth and consistency have made the SOUTHERN STATES a household term. Two years ago I came to this county (Wilcox) in search of a saw-mill location. I found plenty of timber and plenty of inducements to operate a mill, but my attention was attracted by the farming and fruit possibilities of this section, it being situated between the two most noted fruit sections of Georgia; Marshallville twenty miles north, and Tifton about the same distance south. Lands at Marshallville \$50 per acre; Tifton, \$5 to \$25; here, \$4 to \$10. Coming from a section where there is little or no farming done, (Pottsville, Pa.,) I concluded it would be advisable for me to gather some experience before entering into a business where all the conditions were so different from anything I had been accustomed to, and being fifty years old new methods were not easily learned. Now for my impressions; climate unexceptional; healthy as the mountains of Pennsylvania; to make a living requires about one-half the exertion required to exist where I was raised; kindness and hospitality of the people proverbial; school and church facilities rather limited, but improving; labor plenty and cheap (or by compari-

son with the North 50 per cent. cheaper). As to the money-making features of farming, I will relate the experience of a near neighbor, Capt. A. K. Fisher, formerly of (near) Hamilton City, Canada. He clears \$15 per acre on German millet hay; he assures me that he can raise pork profitably at two and a-half cents per pound; beef, three cents; average forty bushels corn per acre, market price seventy-five cents. Peas, potatoes and all the melon family grow to perfection. As a stock country it is unsurpassed; but few people ever think of feeding anything but work stock, although I think from observation that it would be profitable to feed and shelter during February and March. Game and fish abound. I wish it was in my power to move and settle here people who are toiling in the mines of Pennsylvania barely maintaining themselves. For my part the mineral lands of old Pennsylvania may be the place for the "baron;" but Georgia, in my estimation, all things considered, is the country for the man of limited means.

Better Than the Choicest Localities at the North.

W. L. BARNES, Chase City, Va.—I have always been a resident of Ulster county, New York, in the famous fruit-growing section on the Hudson river, and this winter has been my first experience living in the balmy South. I have been connected with a paper in the North for years, also an owner of

land, which has placed me in a position to get a pretty thorough knowledge of the different localities. I have been privileged to read several copies of the *SOUTHERN STATES*, both in the North and while here, and have been greatly interested in their perusal. It is my intention to become a permanent resident of the South, for I find so many things here that are more conducive to one's health and happiness than even in the lovely fruit region of the Hudson River Valley.

I have talked with several from the North who arrived here five months since, suffering almost to the verge of insanity from kidney trouble and nervous prostration, and today they are to all outward appearances well. Some of these parties are going to return to their homes, settle their affairs and return to this section to remain permanently. There are many fine farms in this locality for sale cheap, and anyone settling here will make no mistake.

A Minnesota Man Tells About Southwest Louisiana.

C. S. CRIPPEN, Crowley, La.—I came to Southwest Louisiana from Edgerton, Minn., in the fall of 1887. Leaving the former place in October, just after a terrible blizzard, it was an agreeable surprise to me to find on my arrival here that it was still summer time. The town of Crowley had just been laid out, and there were but few Northern people in the parish; but some good seed had already been sown in the way of calling the attention of Northern families seeking new homes by the distribution of a large amount of printed matter descriptive of this section, the result of which soon began to be felt in both the parish and the town. From that time until the present the development of Acadia parish has been something wonderful, nor has the growth and development of Crowley been less marvelous.

It is a noticeable fact in this connection that, of the thousands of Northern immigrants who have settled here during the past seven years, all are better off today than when they came, and it would be a hard task indeed to find one who would be willing to go back

to his Northern home and engage again in farming. While rice is the principal crop throughout this section, the planters each year are giving more of their time and attention to diversified farming; they are living more at home, raising their own corn, oats, beef, pork, poultry, fruit, potatoes and other vegetables, making themselves almost entirely independent of other sections.

This is a most excellent fruit country, and the time is not far distant when every farmer will have his own peach, pear and fig orchard, with pomegranates, quinces, nectarines, and all of the small fruits in abundance. It is also an excellent stock country, as stock does not have to be fed at any time of the year. Seven years ago it would have been hard to find a horse in the parish that weighed 800 pounds; today the work stock of Acadia parish will compare favorably with that of any of the Northern States. There have been shipped into the town of Crowley alone, and sold during the past three months, over 1500 head of good horses and mules.

Seven years ago lands were a drug on the market at from \$1.50 to \$2 per acre; today the same men who came here a few years ago with hardly anything are buying additional farms and paying for them from \$10 to \$20 per acre, paying hundreds of dollars for new and improved machinery and building comfortable dwelling houses out of the profits of their farming for the past few years. Surely there must be a large intrinsic value in these lands, and connected with the conditions that make it possible for one to accomplish so much in so short a time. Especially is this idea impressed upon one when we compare the results of farming here with results in the Northern States for the past five years, where only the most thrifty have been able to hold their own.

The soil of Southwest Louisiana is a rich, dark loam mixed with a little sand which renders it tractable and easily cultivated and is underlaid with a heavy clay sub-soil which prevents any fertilizer applied from seeping through, and makes this country the rice planters' paradise. Rice is raised at about the

same expense as wheat in the North and produces from eight to eighteen barrels per acre, the average price for which has been for the past five years \$3.00 per barrel. I have many times seen twenty barrels per acre raised and the product sold at \$5 to \$5.25 per barrel, but these are exceptional cases and should not be taken as a basis on which to figure.

One fact has been thoroughly demonstrated by the prosperity of the farmers in Southwest Louisiana during the past seven years, that is, that there is no general farm crop raised in the United States that yields such large returns to the farmer and will so quickly place the agriculturist in an independent position as rice raising. But the possibility of securing a comfortable home and amassing a competency are not alone confined to rice raising, as all kinds of general farming yields much larger returns in the South than in the North. This is fairly due to the cheapness of labor, cheap fuel, less and inexpensive clothing in winter, cheaper building material. Among the many industries and products that are paying large returns may be mentioned, the raising of hogs, poultry, corn, oats, millet, vegetables, milk and fruit. I am of the opinion that there is no section of the country North, East or West that offer as many advantages to the poor man seeking a home, or to the capitalist for the profitable investment of his money, as does Southwest Louisiana, and Acadia parish in particular.

The climate of Southwest Louisiana is unsurpassed by any section of the United States. It is a mild and even climate, having the benefit of the gulf breeze the entire year; the thermometer seldom ever indicates above ninety in the summer or below thirty in the winter. To those wishing to find a new home where they will be free from the extreme cold in winter and excessive heat and droughts in summer, Southwest Louisiana offers the most flattering inducements. You need not be afraid of its climate, as it is one of the healthiest in America; you need not be afraid of your reception at the hands of the Southern people, for they are among

the most hospitable people in the country, and extend a warm and hearty welcome to all new-comers; you need not be afraid but that you will succeed, for there are more and better opportunities in the South today than in any of the Northern States, and whether you succeed or not will depend wholly upon your own exertions. And you need not be afraid to invest your money in lands here, as they can hardly depreciate in value. Fortunately for this section the rice industry is one that can be carried on only in a limited scope of country. Northern farm products can be raised in nearly every State in the Union, but not so with rice. The American people are only beginning to be consumers of this valuable product, and the consumption of rice is increasing very rapidly, but the territory in which it is raised can never be enlarged owing to climatic conditions and peculiarities of soil, hence it would seem that as the demand for this food increases, the land that produces it, owing to its limited area, must increase in value.

Were it necessary I could give the names of fifty different Northern men who have settled here with less than \$500 who are today worth from \$5000 to \$20,000.

Inaccurate Impressions About the South.

B. P. GREENE, Orange, Texas.—* * *
In this connection I cannot conclude without some reference to the dreamy theories in which Northern people—eminently practical in other respects—indulge in regard to the climatic and sanitary conditions of the South. Misrepresentation seems to be infectious, which is probably attributable to the extensive circulation of old stereotyped yarns designed to prejudice the people and divert the trend of immigration from the South long enough to enable Wall street to withdraw its investments from the Northwest (which it is gradually doing). These "yarns" seem to hold people in check and create impressions which incline them to listen incredulously to facts and information to the contrary emanating from the most relia-

ble sources—even to government statistics. This condition of mind is the first disease of which the new comer is cured. The truth is a revelation to him, and his principal regret is that he did not discover it sooner. The writer is a Northern man who has lived five years in this section, not only enjoying the best of health, but relieved of throat trouble superinduced by the extreme cold of the North. The experience of thousands whose names I could mention, if space permitted, is similar. The general health of the citizens of this section is exceptionally good. Cases of sickness, unless hereditary or imported, can be traced to individual carelessness or too much dependence on the climate alone. While winter exists only in name, still the name covers a season, during some days and even months of which it is foolish, if not suicidal, to rely upon a negligé shirt and overalls as health preservers.

In conclusion I beg to suggest that people contemplating to move South should not begin by selling or giving things away. The South needs Northern implements, Northern stock, Northern methods, Northern energy and industry, all of which can be used in Orange county, Texas, twelve months in the year without fear of frost, hail, drouth or running any of the gauntlets that make life a burden to the farmer in the North. Let them live and farm here just as they would live and farm in the North, and they will enjoy better health and make twice as much money in a year as the old-timer on the adjoining "league."

Makes a Living and Gets One-Fifth of His Money Back the First Year.

JOHN CRAMER, Wolf Trap, Va.—I came from Platte county, Neb., in the spring of 1894 and bought a farm on the Dan river, in Halifax county, Va., of 535 acres, and commenced work right away, without any Southern experience and no fertilizer. I have raised a large crop of corn this first year from which I expect to clear a profit of 20 per cent. on my investment. I have now a lovely home, pure water, fruit and fine climate, and the section from which I

came is one of the best in Nebraska, and in comparing my crops here with those raised there I take a high standard as can be found in this country. I expect a large German settlement to be made here in a short time by people from Nebraska and Iowa.

Fully Equal in Soil to Most Noted Northern Sections, With Better Climate and Other Advantages.

R. S. RHETT, Bedford City, Va.—I came to Bedford county on the first of December, 1893. From that time I have found the climate and the people all that could be desired, healthy bracing atmosphere with but few stormy and disagreeable days even in winter. The grasses—clover and timothy—grew more or less during the entire winter, furnishing grazing for my stock for the whole time, except while horses were at work, the cows not receiving any hay or grain and keeping up their flesh and full flow of milk. This section has been no exception to the severe drought that has been so widespread this year, (1894,) but in spite of it wheat has made a good yield, while corn is fully up to the average; oats and hay have been the principal sufferers. I was surprised at the quantity of hay cut from my low grounds, being quite up to what I have cut in Dutchess county, N. Y., in a favorable season. The soil seems to have great drought-resisting qualities. Have farmed in Baltimore county, Md., and Dutchess county, N. Y., and consider this section fully equal to those well-known farming districts as far as soil goes and far superior as to climate, the winters being milder and pleasant and the summers no warmer. Church and educational advantages are excellent.

Ex-Federal Soldiers in Texas.

J. C. MCBRIDE, Alvin, Texas.—Northern people predominate in this community, and all admit (the writer among them) that they have received nothing but the kindest attention and consideration from the Southern people here. We, old ex-Federal soldiers resident here, have a G. A. R. post here in the midst of these old ex-Confederates, and they accord to us the same

rights they reserve to themselves. At our decoration services the local camp joined us in a very pleasant manner. We are often asked whether we are allowed to vote as we choose, and whether we are free to act as we please politically. To all such we answer in the affirmative. No one questions our rights in this respect, but, on the contrary, they who oppose us politically are glad to see us at the polls, as well as at conventions.

In regard to prices of real estate in the Gulf Coast country, we are often visited by prospectors who have imbibed the idea that Texas lands can be bought for a trifle, and they express surprise that they are asked to pay from \$10.00

to \$50.00 per acre for land. There are millions of acres of cheap lands in Texas, but they are not all desirable for agricultural purposes, being dry or rough. Here we have a limited tract about the size of the State of Connecticut that is the fruit and vegetable grower's paradise, the home of the pear, plum, fig and strawberry, where small tracts can be made to yield more money than ten times the same area in the North and West. Such land has an intrinsic value and does sell for better prices than the wild lands of any other country I know of. We are blessed with a mild, healthful climate, an abundance of rainfall and a good soil which leaves nothing lacking but energy.

ITEMS ABOUT FARMS AND FARMERS.

Profit in Cotton at Less Than Five Cents.

Here is a recital of the methods used by one successful cotton grower as given by himself. Mr. A. H. White, of Rock Hill, S. C., in the following letter to the News and Courier tells how he raised twenty-one bales of cotton on twelve acres at a net profit of \$518:

"The twelve acres of land from which I gathered the twenty-one bales of cotton averaging 451 pounds last year, is a part of a tract of land formerly consisting of thirty-two acres. When I commenced farming on it several years ago I suppose it would grow not more than 600 pounds of seed cotton per acre. I divided it into tracts of sixteen acres each and at once I commenced a rotation of crops, viz, first cotton, followed by oats, then peas, then cotton again, always and only manuring the cotton crop with a compost consisting of stable manure, cottonseed, acid and kainit, until I had worked it up to producing very easily with ordinary seasons a bale per acre. Of this land I only had the twelve acres cultivated in cotton.

"I commenced in the month of February by ploughing out the stalks of the year before with a one-

horse straight shovel plough, going twice in each row, forward and back again; into this furrow I put my stable manure, three two-horse loads per acre, no other fertilizer being used, except on one acre, on which I used a sack of soluble guano, the stable manure supply being exhausted. I used manure from my own stable as far as it would go, then bought from livery stables. I listed upon this as soon as possible. It was about the 15th of March. I finished the entire preparation of the land about the middle of April and commenced planting about the 20th of the month.

"I had a pretty fair stand on all of it except one acre which had some skips. We had very little rain from the time of planting until the 1st of July, but enough for the cotton to come up and grow slowly, consequently had very little trouble with grass. Only one hoeing was necessary, except chopping out bunches of grass after laying by the crop with the plow. The rains began in earnest about the 1st of July and were seasonable until in September. Commenced picking on the 1st of September and finished on the 15th of December. In ploughing the crop I

used a side harrow first, the other ploughings with a straight shovel with a bow, two furrows to the row, ploughing out the row at the last ploughing.

"Expenses as follows:

Manuring	\$ 50 00
Preparation	15 00
Planting	2 00
Seed	6 00
Hoeing	7 00
Ploughing	6 00
Picking	85 00
Ginning	20 00
Bagging and ties	8 00
Total	\$199 00

CROP.

Twenty-one bale, 457 pounds each, \$4.80	\$454 60
525 bushels cottonseed, 50 cents per bushel....	262 50
	\$717 10
Deducting expenses.....	199 00
Balance	\$518 10

"I am not a large farmer, but try to be a large producer. I am a firm believer in the intensive system of farming, which means making larger crops every year and leaving the land in better condition than before the crop was made."

Making Money on Five-Cent Cotton.

While farmers are calling mass-meetings all over the South to try to reduce the acreage to keep from losing money raising five-cent cotton, a Sumter county farmer, W. E. Mitchell by name, is making good money raising cotton at five cents, and expects to plant a larger crop this year than ever before.

He raised nineteen bales of cotton last year that were about all clear profit, and the way he did it was this:

He raises plenty of meat, corn and farm produce at home, never stops his mules from farm work except to go to mill, don't lose any time hauling provisions from town with his teams, and instead of attending conventions to be

told by others how much cotton to plant, he spends the time on his farm looking after his hands.—Times-Recorder, Americus, Ga.

Crab Grass at the South.

I was recently struck with the great value of crab grass (*Panicum sanguinale*) in the market garden farms about Newbern, N. C., where on lands lavishly manured for early vegetables it, late in season, attains a luxuriance which is amazing to anyone who only knows it as a troublesome weed North. Here, when the early truck crops are shipped, the land is plowed and harrowed smooth. Only this and nothing more, and at once the crab grass starts as thickly as a new-sown oat field, and easily cuts two and one-half tons of hay per acre, on land which the same season has given large crops of vegetables. Cut as soon as in bloom, it cures easily and makes a sweet and nutritious food. One market gardener at Newbern told me he cut 400 tons last season worth there \$10 per ton, but mainly fed on the place, as he is also a large dairyman. On fertile sandy soils wherever cow peas are sown for forage, this valuable annual grass comes in thickly among the peas, and its vines are more easily cured into hay, and adding to its bulk matter which balances to some extent its too highly nitrogenous character. In the improving agriculture of the South this much-abused grass is destined to take a high place.—American Agriculturist.

GEORGIA has one planter who never plants cotton and is prosperous. He is Mr. Mark Rawlins, of McRea, Ga. He raises corn, hogs, hay, sorghum, vegetables and buys no food whatever.

THE SOUTHERN STATES.

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DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, APRIL, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

"And the Last Shall Be First."

As to this averment of holy writ there are three notable and conspicuous demonstrations in widely separated parts of the South.

In the south central part of the State of North Carolina there is a region of country that has been known for generations as the Sand Hills. The soil is nothing but sand, and the sand goes in most localities to a depth of forty or fifty feet. The whole region was covered by a splendid pine growth and it was never supposed to be worth anything except for its timber. The man who would have suggested the idea of cultivating any part of it would have been laughed at. It was held in

utter disrepute as to all agricultural uses or possibilities. The term by which the region was known was in the minds of North Carolinians synonymous with utter barrenness. Today no part of the State is more highly regarded than this same sand hill region, and even the enormously productive lands of the richest and most fertile parts of the State used in the production of farm crops do not yield anything like so large a revenue per acre as these sand hill lands do, cultivated in peaches, grapes and other fruits. The remarkable development that has taken place at Southern Pines and the adjoining country is but a faint indication of what will be seen in this whole region when it shall have become a great aggregation of orchards and vineyards.

Another of the three localities referred to is a part of the "wire grass" section of Georgia. Between Macon and Valdosta there is a region of country formerly covered with immense pine forests. The pine growth is not dense and there was an almost complete absence of undergrowth. Over almost the whole area there grew with profuse luxuriance a dense and tall grass, which furnished grazing for stock in summer and winter. The land was everywhere, even by the natives, thought to be worthless for agricultural purposes. It was bought and sold only for its timber. Nobody would have paid a dollar a square mile for it for farm purposes. It was owned in large areas and was sold in tracts of 10,000, 20,000 and 30,000 acres and more. There were few people living in this area and they were for the most part squatters who lived in huts and fenced in an acre

or two of land on which they grew in primitive fashion a little scrub corn and such other products as they could get to grow by meagre cultivation, depending mostly for a living on raising stock in a small way. At the present time this section is having a marvelous development in agriculture and fruit-growing. It is a part of what is now known as the great "peach belt" of Georgia, which promises to become as noted as a fruit-producing area as Southern California. Where there was a few years ago a wilderness, there are now hundreds of farms and orchards, and thrifty and prosperous towns have taken the place of logging camps.

The third locality had in mind is a section of Southwest Louisiana, with Crowley as a centre. Here only a few years ago were millions of acres of public lands given over to the uses of the cattle-raiser, almost without value and universally supposed to be unsuited wholly to any agricultural pursuit. Besides the lands owned by the United States Government and the State, which could be had for nominal prices, there were hundreds of thousands of acres owned by individuals who would have been glad to sell for a dollar an acre, and in most cases for half that. Now the greatest agricultural activity seen probably anywhere in this country is in progress in this section. Lands that formerly could have been bought for a song, and were supposed to be useful for no good purpose, are now producing \$20 and \$30 an acre in revenue every year to the rice-grower. And not only rice, but all ordinary farm products, are found to yield here sure and ample returns. All fruits and vegetables are produced bountifully, and if there is any one locality more conspicuous than others for its wide diversity of products and the revenue-producing capabilities of the soil, it is here, where until a few years ago, according to

popular belief, nothing could be made to grow.

These three cases show that even in the least regarded parts of the South there may lie possibilities of the highest development.

HERE is a specimen of letters that come to the SOUTHERN STATES. A gentleman in Colorado, writing that he and others want to go South and engage in fruit farming, adds:

"We are not farmers in any sense, but believe in the great future of the South, when capital goes there, and are anxious to start in and 'grow up' with the country. We have a few thousand dollars and shall have more when we can pull it out of investments here. We want to go into fruit-raising, and would like good advice, etc. We are willing to go to any favorable locality. What can you tell us, or to whom recommend us."

That Alleged Florida Letter.

In the matter of flagrant, unblushing mendacity the Farm Department of the Pittsburg Dispatch is beyond competition, unapproachable, supreme. It will be remembered that in the February number we showed the absurdity and falsity of statements made by this paper in its efforts to stem the tide of agricultural emigration from Pennsylvania to the South. A small part of the matter quoted from the Dispatch was a silly and exaggerated letter about the results of the December freeze in Florida written, it was alleged, by a certain A. L. Brantley. We pointed out the significant fact that there was no post-office given or any other clew by which the identity of the writer of this letter might be traced, and that there seemed reason to suspect that this Munchausen letter-writer had no other existence than in the brain of the editor of this Farm Department of the Dispatch. And now the latter, unable to squirm out of the hole into which he has gotten himself, with an effrontery that would have put Ananias to shame and which the reputed "Father of

Lies" himself would view with envy, seeks to set himself right with his readers by publishing the following :

"Some of our Southern exchanges, notably a 'boom' magazine in Baltimore, are unhappy, because the Dispatch in the exercise of its judgment has advised the unemployed in Pennsylvania cities to try farming in Pennsylvania. * * * As a specimen of the reckless and brazen ignorance of the magazine referred to, it takes occasion to doubt the genuineness of the A. L. Brantley letter, in the Dispatch which, by the way, was copied from the Manufacturers' Record, which is edited and controlled by the same parties who are conducting the aforesaid 'boom' magazine."

Of course everybody who reads the Manufacturers' Record knows that no such letter was ever published in it. The Manufacturers' Record has not at any time since the freeze published a letter from anybody in Florida or anywhere else bearing on the results of the freeze. The statement that the Brantley letter was copied from the Manufacturers' Record is a pure, unadulterated falsehood. Moreover, when this reckless prevaricator wrote the paragraph that we have quoted, he forgot that when he published the alleged Florida letter he had spoken of it as "a private letter from the Florida orange belt."

It is not worth while to take any account of his effort to divert attention from himself in his embarrassment and shame by his silly characterization of the SOUTHERN STATES as a boom magazine. "Boom" was a bad word for him to use. It quite naturally suggests to the mind of the reader the "boomerang" that he constructed when he published his so called Florida letter.

WE publish in this issue an interesting and able article on the Southward movement of population, by Col. J. B. Killebrew, of Nashville, Tenn. Col. Killebrew is eminently qualified to write intelligently and interestingly on this topic, and whatever he writes is sure to be well worth reading.

Col. Killebrew was for some time Commissioner of Agriculture for the State of Tennessee. He is now Commissioner of Immigration of the Nashville, Chattanooga & St. Louis Railroad. He is thoroughly familiar with the agricultural and general conditions in the South, and in his capacity as Immigration Commissioner he has made extended trips through the West and Northwest. He is a close observer, a careful student and a man of sound judgment, and his utterances have a value that would not attach to those of a less well informed or less careful writer.

Arkansas and the Railroads.

The Memphis Commercial Appeal is urging upon the Legislature of Arkansas the appointment of a State railroad commission in order that the management of the railroads traversing that State may be taken out of the hands of their owners and turned over to a body of politicians. Of all the States of the Union there are few that owe more than Arkansas to railroads. In mineral and agricultural wealth, in climate and healthfulness Arkansas is, as to the greater part of its territory, one of the richest States in the Union, and it is having just now a larger share of immigration from other parts of the country probably than any other State, but this flow of population and capital to the State is due more largely to the efforts of railroads than to all other causes combined. But for the hundreds of thousands of dollars that the St. Louis Southwestern, the St. Louis, Iron Mountain & Southern, the Kansas City, Memphis & Birmingham and other roads have spent in advertising the resources and attractions of the State these would have remained to this day practically unknown, and but for the liberal policy that has been pursued by these roads in matters of immigration and development these resources and advantages would have remained unutilized.

The more important railroads running through Arkansas, those that are in particular the objects of attack on the part of the advocates of a railroad commission, are spending now thousands of dollars in making known to the rest of the world, by the distribution of printed matter and through traveling agents, the advantages that Arkansas has to offer to the immigrant and investor, and these efforts are followed up and supplemented by every

reasonable aid and facility that a railroad can extend to people who move into its territory.

If the Arkansas legislature wants to strike a blow at the State and to hinder and impede its progress and development and building up, it can adopt no surer means to accomplish this end than by following out the views of those who are clamoring for anti-railroad legislation.



IMMIGRATION NOTES.

10,000 Veterans for the South.

Negotiations are now under way for the establishment of a colony in the South which will give a world-wide advertisement to its advantages and resources. Mr. P. H. Fitzgerald, editor of the American Tribune, of Indianapolis, Ind., has been arousing interest in the South among veteran Northern soldiers who are dissatisfied with their present homes. Such success has attended his efforts that it is believed nearly 10,000 of them will decide to locate at some point in the Southern States. The plan is to form a city of their own, surrounded by small farms to be worked by those who prefer country to city life. Hon. W. J. Northen, head of the Georgia Immigration & Investment Bureau, has given much attention to the scheme and has offered desirable properties in that State, one of which may be accepted. The colonists will send representatives through the South to make an exhaustive investigation before deciding where to go. To show the magnitude of this enterprise it may be stated that 100,000 acres of land will be needed for the colony, which is estimated will comprise 40,000 people in all.

Scandinavians in Florida.

A number of Scandinavians, living near West Superior, Wis., sent down to Florida a few months ago representatives from their number to "spy out the land," these representatives, if satisfied, to settle in such locality in Florida as might best suit them, and to report to those by whom they had been sent. Those who went down to make investigation, after a general examination, fixed upon a locality near Sarasota. They bought land in ten acre lots from the Florida Mortgage & Investment Company of Sarasota, 150 acres having so far been purchased. Those who have settled say that the colony they represent numbers about 500 fami-

lies, nearly all of whom will undoubtedly, they say, move to Florida. The land that has been bought is rich alluvial muck soil. The purchaser of a ten-acre lot of this land has the privilege of buying from the same company one-acre lots of high pine land adjoining this for a residence at the same price per acre. Mr. J. Hamilton Gillespie, manager of the Florida Mortgage & Investment Co., writes that the settlers seem to be all greatly pleased with their new home.

What Some Northern Papers Say About the Southward Movement.

The Chicago Record published the following from a special correspondent:

"On any train coming Southward over the trunk lines will be found families and often colonies from some of the Northern States. They are invariably bound for some settlement in the sunny South, where they expect to begin life over again. This is a different kind of immigration from that which pours in at the Atlantic seaboard and moves mainly on parallels of latitude Westward. The immigration into the South is almost exclusively made up of American citizens. The foreign element is an insignificant part of the whole. Most of the immigrants come hither to escape long winters, but there is also a strong attraction in the comparative cheapness of land. There is the usual proportion of restless adventurers and speculators in the tide of Southern immigration, but probably not more than falls to the lot of every new country. The bulk of the immigration is of a thrifty, experienced farming type that augurs well for the future of this Southwestern section. The Record correspondent has talked with hundreds of citizens in the Southwest whose former homes were in the North. There is a universal negative to the query as to whether a Northern person is enervated by the protracted heat of the South-

ern summer. Although the summers are longer here it is the testimony of ninety-nine out of a hundred acclimated Northerners that there is less oppressiveness in the heat of the Southern summer than there is in the same degree of torridity in Wisconsin, Minnesota or the Dakotas. Cool nights and the absence of sunstroke are the particular boast of the Southwest in summer, while the shortness and mildness of the winters make this region economical for stock men and farmers."

The Chicago Mail said recently:

"Never since the war has the South been so much talked of as during the last six months. From all over the country, particularly from the Western States, such as Nebraska, Kansas and Dakota, and even as far north as Canada and the Middle and New England States, there seems to be a tendency toward the emigration of the homeseeker and farmer to the South.

"The South undoubtedly today offers as many advantages for the thrifty farmer with moderate or little capital as any other section in the United States. Good farms can be purchased in the South for from \$5 to \$15 an acre in close proximity to large and thriving cities. The railroads of the South are making a strong effort, the strongest in their lives, to induce Northern farm immigration, for they at last realize the importance of such immigration, and have seen by actual experience what immigration has done for the big Western railroads. * * *

"The Northern farmer can take forty acres of land and make more money off it than he can with much more land in the North or Northwest."

A COLONY, which is carrying out the socialistic ideas of equality in land ownership, has been established near Tennessee City, Tenn., with J. A. Wayland of Greensboro, Ind., as one of its main promoters. It has increased from twelve to forty members since October, 1894, and owns 500 acres of land.

A SETTLEMENT of about 100 German families is to be established at Zidonia, Cleburne county, Ala., near the Georgia line. Most of the new-comers are from Iowa and Illinois. This colony is the result of the operations of the Georgia Fruit Growing and Winery Association of Tal-

lapoosa, Ga. This company has sold several thousand acres of land on the installment plan in that section of Georgia, which has been planted with grape vines. The country around Zidonia is also well adapted to fruit growing, and wine grapes will be raised extensively.

MAJOR FRANK T. ANDERSON, whose successful work in securing homeseekers for the South has been frequently referred to by the SOUTHERN STATES, has recently located parties from South Dakota, Ohio and Wisconsin in DeKalb county, Ala. They purchased nearly 1000 acres in all.

ONE of the largest parties of homeseekers which have arrived in the South this year consisted of 250 brought to New Orleans recently over the Illinois Central Railroad. From that city they have scattered over Louisiana and Mississippi examining farm lands.

A DISPATCH from Chicago revives the report that about 200 former employes of the Pullman Palace Car Co. have decided to locate at some point in the South. The last report is that a plantation of 16,500 acres near Sullivan, La., has been offered to them, and they may purchase it and divide it into small farms.

A RECENT colony to locate in the vicinity of Chester, Texas, comprised twenty-six settlers from the Northwest.

THE people of Caddo parish, La., have decided to make an organized effort to attract immigrants to that section of the South. Among the prominent citizens of Shreveport who have become interested are Messrs. H. Florsheim, J. H. Shepherd, W. B. Jacobs, W. W. Sebastian and W. F. Taylor. This section, which is in the "Red river country," is very fertile and produces a great diversity of crops.

A SETTLEMENT of German families has been located near Avon Park, Fla., under the name of Zandertown.

AT Chattanooga, Tenn., the Southern Bureau of Immigration announces that nine colonies of people from the West will be located in the South within the next few months. The advantages of North Georgia have attracted the attention of some of

the settlers, and a number of families will locate in Floyd county.

THE Louisiana Land & Improvement Co. of Abbeville, La., has secured a party of settlers from the vicinity of Canby, Minn., who have purchased farms from the company.

A COLONY of twelve families of farmers from the vicinity of Avery and Frederic, Iowa, have decided to locate in Southwest Louisiana. They have secured options on land near Jennings.

As an indication of the Southward movement, the Kansas City, Fort Scott & Memphis Railroad Co. is carrying fifteen carloads of household goods daily into Southern Missouri and Arkansas from points in the West.

THE people of Wisconsin have become attracted to the advantages of Maryland, and several families have just located in St. Mary's county near Millstone Landing. They brought their horses, wagons and household furniture with them.

ARRANGEMENTS are being made to encourage the immigration movement to Alabama by a convention to be held at Florence on July 4th. A representation

from each county is expected to be present and the Florence Business League is making efforts to secure a large attendance. Plans for inducing more immigration will be discussed.

GEORGE WALLACE, of Ocala, Fla., is securing several families of settlers on land he has secured near that town.

THE Normandale Colony & Improvement Co., which was referred to in the March number of the SOUTHERN STATES, has sub-divided its property into small farms. A carload of seed has been purchased for 100 acres, on which various crops will be raised with the view of securing the greatest diversity possible. This is the enterprise in which F. Missler & Krimmert, the New York bankers, are interested.

FOUR representatives of a colony of eighty-nine families in South Dakota have been examining lands in the vicinity of Jackson, Miss., with the view of settling the families in that part of the State.

AMONG the newcomers to Effingham county, Ga., is a colony of Greeks who have secured land and intend planting on a small scale.



REAL ESTATE NOTES.

More Letters from Real Estate Agents.

The letters from real estate agents in different parts of the South, published in the March number, have attracted widespread attention. The general public has had no conception of the magnitude of the Southward movement of population as shown by these reports of farm sales to Northern buyers.

It was impossible to make room for all the letters received. A few of these, unavoidably omitted from the March number, are printed below.

Settling Up the Arkansas Prairie Lands.

C. H. LEWIS, Little Rock, Ark.—The outlook for real estate market in Little Rock is very flattering. The United States Government is building a large Army Post here, and making an \$85,000 addition to the custom-house and postoffice.

Work has just commenced on the Little Rock & Pacific Railroad, and the "dirt is flying." This line is to run from Little Rock to Fort Smith, thence west.

A new railroad bridge is soon to be built across the Arkansas river here, making three railroad bridges. The same company will also build a belt line around the city.

In regard to farm property, will say: Such an influx of people from Iowa, Nebraska and Kansas was never known before. They are settling mostly on our fine prairie lands in Eastern Arkansas. Some few are locating in Northwest Arkansas, where the "big red apples" grow. Just recently I sold a big bottom land plantation near this city to a gentleman from San Antonio, Texas. A large number of the poorer class of immigrants are homesteading United States Government lands, and taking up donation lands from the State.

In conclusion, will say that the SOUTHERN STATES Magazine and the Manufacturers' Record are both a power

in the land in setting forth the advantages of the South, and should receive the hearty support of every business man in the South.

Sales in 1894 Greater Than for Twenty-Five Years.

JAS. K. GLENNON & Co., Mobile, Ala.—There are a great many Western people coming down to Southwestern Alabama, and especially along the line of the Mobile & Ohio Railroad at Citronelle, Deer Park and State Line. A good many Western people in this section have made quite an addition in the Southwestern part of the city, and are building a number of nice houses for dwellings to be occupied by themselves as homes. They are delighted with the people, the climate and the locality, and say there are others to follow.

We do not handle outside property, dealing almost altogether in city real estate and property in the immediate vicinity of Mobile, but the sales for 1894 exceeded those of any other year since we have been in business, which is since 1869. There are no boom prices, but there has been a steady, gradual increase in prices since 1884.

Sold Twenty-Eight Farms in 1894 to Northern Buyers.

OSCE GOODWIN, cashier Texas Mortgage Banking Company, Waxahachie, Texas.—During the year 1894 we sold in this and another county having the same character of soil twenty-eight farms to parties from Illinois, Kansas and other States. The number of acres contained in the twenty-eight farms was 3260. I have had more inquiry from all portions of the North, Northwest and Northeast during the last three months than I have ever had for the same time since I have been in business in this place, and from present indications I believe that we will have a great many people from other States to come to our county. We have a

great many people in our county who came here with nothing and now have beautiful homes, owe nothing and are in good condition; these lands, too, will last for all time to come. A man and his family can live better and on less money here than farther North.

Sold Twenty-Four Farms in 1894.

S. F. HURT & SON, Stockton, Mo.—We sold during 1894 twenty-four farms, aggregating 2780 acres, the buyers being from Colorado, Kansas, Iowa, and Nebraska. Business is improving all the time.

Arkansas Immigration Greater Last Four or Five Months Than in Previous Four or Five Years.

BRADDOCK LAND & GRANITE CO., Little Rock, Ark.—The real estate market for 1894 in this locality was very good, and for the past four or five months the immigration to this State of Northern farmers has been more than for four or five years previous to that time. They are coming here from Kansas, Nebraska, Iowa, Illinois, Indiana, Ohio and other States in large numbers. They come from the several States, as to numbers, in the same order I have named the States. The larger portion of them have settled in the prairie counties a few miles east of this city. I have not sold many farms myself, for the reason that I make a specialty of city property, and of the 450 lots I have sold in the past three years the majority of them have been to non-residents, or rather, to immigrants who are now residents. Considering that this is a State capital, with from 40,000 to 45,000 population and growing rapidly, it is remarkable that good lands can be purchased so cheap within ten to fifteen miles.

Prices for unimproved timber lands range from \$1.25 to \$7 per acre; improved farms at from \$15 to \$50 per acre, according to the improvement. A long distance out lands can be bought much cheaper than this. The outlook is good for a rapid advance in lands throughout this country. Arkansas is among the wealthiest States in the Union in undeveloped resources. It has whole mountains of zinc, whole mountains of marble and of granite, and 2000 square miles of coal, manganese, iron, lead, all the various clays and other

minerals in inexhaustible quantities and of the very best quality, and the timber and lumber interests are unsurpassed by any other State; and, added to all of this mineral and timber wealth, Arkansas possesses as fine agricultural lands as can be found in any other State.

I came here from Ohio and made investments eight years ago, and commenced business here five years ago, and have accomplished more in that five years than I accomplished in twenty in Ohio. There is a great field here for the investment of capital, and that is about the only thing that this country lacks. The prejudices that have existed against Arkansas for the past half century are rapidly passing away, and I predict that the next census Arkansas will show a greater increase in population and wealth than any other State.

30,000 Acres Sold to Settlers in Last Twelve Months.

CASH & LUCKEL, Houston, Texas.—The real estate market, especially in good cheap lands, has never been so good or so promising as at present. During the past twelve months we have sold not less than 30,000 acres, and a great deal of this to actual settlers who are on the ground.

To illustrate the success of our work, we point with pride to Missouri City, located some fifteen miles west of Houston on the Southern Pacific road, where we have built up a nice town and agricultural community within the past eight months, having located at that place about fifty families, all of them good, thrifty farmers from various parts of the North, who came prepared to erect first-class homes and cultivate their land as they are accustomed to do in the North. In and around this little town we have sold about 20,000 acres at prices ranging from 75 to 100 per cent. higher than they were twelve months ago, and yet this rich prairie land can be had, convenient to this station, at from \$8 to \$10 per acre. These properties do not include more than half the number we have located in our towns and cities.

From every source of information we learn that the movement South has only just begun, and we are confident that next winter will see such a movement from the North and West into South Texas as

was never witnessed in any part of the great West during its period of development.

We appreciate the great work being done by the SOUTHERN STATES and the Manufacturers' Record, and are sure that the thousands of homeseekers looking for information will also appreciate it.

Sold Over 20,000 Acres in Last Two Years.

UNION LAND COMPANY, 163 Washington street, Chicago.—Since the best lands in the Northern States have been apparently taken up and occupied for actual farming, the people North begin to realize that there is another empire, which has been long neglected. Change of conditions has turned the tide from the North to the South. Much of the richest land in the United States has been lying idle in the South for a period of more than twenty-five years on account of lack of hands to till it. A change has also come over the ideas of the Southern planter. He no longer holds tenaciously to land he originally possessed, and which without labor has proven an entirely unproductive burden to himself and of benefit to none. He is today willing to sell his land to settlers who will cultivate it, and by such division he benefits the newcomer as well as himself. Lately the Union Land Company, of Chicago, hitherto doing business solely in the Northern States, found that people of the North recognized these facts and were willing and ready to try their fortunes South, if only they found conditions compatible with their former mode of living in the North. In looking over the ground they found a large area of most excellent prairie lands right in the heart of the State of Arkansas—prairie land that not only compares favorably with any of the finest prairie land in the Northern States, but lacks all the drawbacks of a long and idle winter. They found that the hardy Northern farmer can plan his work there during the year to his better advantage, that he can start farming with less capital, that he can raise there any crop that is raised North at present with equal success, that aside from this he can raise any Southern crop belonging to that region as well as any-

where else, that he does not need to sit idle at home for six months in the year because of the severity of the weather (as is the case in the North), that even during the cold weather he will find an abundant supply of fuel right on the borders of the prairie, that he will find riches in the timber surrounding the prairie.

The Union Land Company bringing these facts to the public notice found a ready response, and there began an influx of good farmers from the best farming countries North. The thrifty American from the prairie States, unused to experimenting, satisfied himself as to the truth of these assertions. Next came the industrious German, Hollander, Scandinavian, Bohemian, Slavonian, Lithuanian, all of whom, willing to work, embraced the opportunity and followed in such numbers that the Grand Prairie, as it is called in Prairie, Lonoke and Arkansas counties of Arkansas, should in the short space of the next two years, change its name and be rechristened the Grand Farm, since no vestige of prairie will remain. The Union Land Co. but two years ago commenced with a small settlement, but now has sold out to actual farmers more than one-half of the lands it had acquired. These lands owned by the company are not a section or two, but over 40,000 acres. They sold to Slavonians, to name one instance alone, within the last year over 11,000 acres of land in Prairie county where the colony has founded a new town and sold more than one-half of lots within the space of six months. Another German colony started by them but six months ago in Lonoke county is thrifty and prosperous. A Holland colony near the town of Stuttgart, started but a few months ago is growing rapidly and you will find among these settlers most prosperous farmers from Iowa, Illinois, Indiana, Nebraska and other States.

Real Estate in Baltimore.

The Baltimore Daily Herald, in an editorial on real estate conditions in Baltimore, says:

"Despite the hard times, building operations have been carried forward at a rapid rate; sales in real estate have been frequent, and investments in ground rents and mortgages have attracted no small

degree of attention. The truth seems to be that capitalists have confidence in the expansion of the city, in the extension of its business and the multiplication of its industries. As a consequence they are investing in available ground for building purposes, buying houses in fee simple to hold for rental, or putting money into first mortgages in the belief that their holdings will not depreciate as time goes on.

"This condition of affairs is suggestive of a brilliant destiny for our city. Those who are investing their money will not fail to labor for the improvement of property and its enhanced value. To this end rapid-transit facilities will be kept at a high grade of excellence, and lines will be extended to satisfy the needs of rapidly-growing suburbs. All arrangements for the comfort and convenience of the people will be looked after, and trade may be expected to keep pace with the growth of population.

"In this view of the case activity in real estate lies at the foundation of prosperity, and the hope may be expressed that industry and business may soon feel the inspiration of that confidence which has actuated extensive transactions in land and buildings within the last two years."

A RECENT transfer of property in the suburbs of San Antonio, Texas, amounted to \$75,000. The Lake View Land Co. made the sale. The property comprised eighteen acres, upon which a convent will be erected.

A \$7,000,000 Washington Syndicate.

A company with \$7,000,000 capital has been organized under the laws of Virginia to operate extensively in suburban real estate in the District of Columbia. The intention of the company is understood to be the purchase of about 400 acres of land, lying between Massachusetts and Connecticut avenues extended. This includes the tracts owned by the Thompson, Newton and Waggaman families of Washington, and by other persons. The officers of the company are Hon. John T. Hemphill, late chairman of the congressional district committee; vice-president, Alexander S. Porter, president of the Boston real estate exchange; treasurer, A. Marcus, one of the former directors of the Louisville & Nashville Railroad Co. In the directory

is E. Rollins Morse, of the New York banking firm of J. P. Morgan & Co. It is stated that the Woodley Land Co., the new corporation, will convert the property into lots for suburban residences with parked streets and all city improvements.

A REPORT from Fernandina, Fla., is to the effect that real estate in and near the city is attracting more attention since the project has been made public to build a new railroad into the town. Wharf property especially has appreciated considerably in value.

THERE is a good demand from Western people for timber as well as farm lands in Dinwiddie county, Va. Mr. A. T. Stewart has recently negotiated sales of several tracts of timber and cleared lands to Ohio parties.

MESSRS. H. C. and A. J. Dotger, of Philadelphia, have purchased a plantation near Charlotte, N. C., and propose to convert it into an "all-the-year-round" truck farm, using the most improved methods of cultivation. They are experienced vegetable growers.

MR. WALTER J. SUTHON, a New Orleans merchant, has bought the Cote Blanche plantation, in the Louisiana sugar district, for \$40,000. The plantation is one of the best in the State.

A RECENT purchase of land near Buchanan, Va., was made by Edmund C. Pechin, who has decided to locate permanently. Mr. Pechin is an iron expert who has been prominently identified with the development of Southwest Virginia. He is a Northern man by birth, but has become a firm friend of the South through a close acquaintance with its resources.

AMONG the recent land sales in the vicinity of Alexandria, La., was the Rhodes plantation in Avoyelles and Rapides parishes, which sold for \$16,368.

CHICAGO parties have become interested in lands in Manatee county, Fla. Mr. George N. Benjamin of Tampa recently sold 153 acres, located near Braidentown to C. N. Thompson of Chicago. Several winter residences are to be built upon it.

A PEAR orchard of forty acres, two and

REAL ESTATE NOTES.

a-half miles from Alvin, Texas, recently sold for \$13,000. A farm of fifty-one acres near the same town sold for \$8000. A twelve-acre pear orchard near Hitchcock, Texas, sold for \$12,000.

WITHIN a few weeks several parties of Western prospectors have been visiting sections of Virginia, near Petersburg and Lynchburg, with the view of buying farms. Mr. John Moore, of Findlay, Ohio, agent of the Ohio Central Railroad, has conducted a number of these prospectors.

THE Marlboro, Md., Gazette states editorially that many letters are being re-

ceived in that section from would-be-settlers inquiring the prices of small farms. Many of the writers limit the area of land wanted to fifty acres.

THE growth of Atlanta is indicated by the demand for houses to rent and purchase. A real estate agent who rents 3500 houses in the city says that he has but a few vacant. A large number have been taken since March 1st.

PROPERTY sales in Frostburg, Md., are increasing. Real estate to the amount of \$15,775 recently changed hands in one day in that town.



GENERAL NOTES.

An Attractive Country.

The completion of the canal which is to afford a continuous inland waterway from St. Augustine to Biscayne Bay, Fla., by way of the Indian river and Lake Worth, will give transportation facilities to a large section of fertile country adjacent to it. Dade and adjoining counties are capable of producing abundant crops of fruit and vegetables, but much of the land hitherto has been unsettled owing to the difficulty of shipping to market. The entire length of the waterway, which parallels the east coast line, is 350 miles. The channel will be sixty feet wide and at least six feet deep. Mr. George F. Miles, at St. Augustine, is manager of the Coast Canal & Transportation Co., which is carrying out the work.

Early Florida Crops.

As a proof that the cold weather in Florida only affected a portion of the fruit and vegetable crop, it may be stated that the tomato crop near Lake Worth will be one of the largest ever raised in that section. The tomatoes will be ready to ship by May 1.

In the truck-raising section around Gainesville, Fla., growers state that many of the crops will be ready to ship two weeks ahead of the usual time in spite of the February freeze. One of the largest crops will be cucumbers, which are about ready for shipment. Another heavy crop will be basket melons. Squash, both Boston and patty-pan varieties, are extensively cultivated. Other crops are egg-plants, beans, peas and tomatoes. Strawberry fields are now covered with blooms. There is much green fruit, which is rapidly maturing.

Florida at the Exposition.

The Cotton States and International Exposition will be an important factor in showing people from outside what the

South can produce from its fields, gardens, orchards and groves. Florida will be well represented by exhibits of the Plant Investment Co., Dr. F. W. Inman of Winter Haven and others. The Plant Investment Co. will erect a large pyramid-shaped building one hundred feet square, of phosphate rock, on one of most conspicuous points in the grounds, and Dr. Inman has secured one-fourth of the inside space for Polk county's display of fruit, vegetables and grains.

Good Fruit Prospects.

The latest reports from the fruit section of Georgia are to the effect that the fruit crop this year will be unusually large, with favorable conditions. Peaches, pears, plums and small fruits, to use a horticultural phrase, are "looking unusually well." Among those who verify these statements are Dr. Hollifield, who has several fruit farms near Sandersville, Ga., and S. H. Rumph, of Marshallville, in Southwest Georgia.

A New York Lawyer's Experience in the South.

A lawyer from Indiana, living in Atlanta, recently wrote to some friends in the former State that he had been treated with incivility and inhospitality in the South, and advising his friends not to move South. His letter was made public and copied in the Atlanta papers. Northern residents in Atlanta immediately published emphatic and indignant denials of the statements made in the letter. Among interviews with persons from the North and letters from them was the following letter published in the Constitution. It was learned that the writer was Mr. J. W. Uppercut, of New York, now practising law in Atlanta:

"Editor Constitution: It is not my intention to answer the letter of Mr. F. F. Moore, referred to in your columns to-day,

or in any way to criticise that gentleman, but it would be base ingratitude of me to remain silent under the circumstances.

"I am a lawyer, recently from New York city, and it is not with the slightest desire to popularize myself with the people here, or to gain gratuitous advertising, that I ask for your valuable space. That I may not be misunderstood in this respect I will use a *nom de plume*.

"Permit me to give my experience here, and the reader can draw his own conclusions: I came to Atlanta the 22d day of last November an entire stranger, for the benefit of my health, and seeking a place to practice my profession. I had no idea of locating in this city when I first came to it. In fact, my first impressions immediately on arrival here were not inspiring. I thought I would remain only a day or two and then go further South.

"I was here but a day when I saw that Atlanta was unlike any other city of the South I had ever visited. I soon became fascinated by the thrift and enterprise of the business community. I attended various courts and found the judges to be men of ability, pre-eminently fair and painstaking. I met with a few lawyers while I was in court, and they received me very kindly. I was invited to their offices and availed myself of the invitation. I stated plainly my object in coming South, and did not conceal the fact of it being just as necessary that I earn a living as it was that I recover my health. I asked them to tell me frankly just what opportunities, if any, were open to me here. I told them that I did not want to crowd myself into the profession and would not locate here if I had to do so at another's expense.

"These gentlemen, to a man, gave me a most hearty welcome; they advised me most unselfishly and proffered me the services of their offices while I was deliberating on what I would do. They were all so exceedingly kind to me that I admired their hospitality so much that I concluded not to make use of it. They even wanted to take me around and introduce me to their clients. This I, of course, avoided without the appearance of declining. Let my future here be a success or a failure, my gratitude to these gentlemen will never change.

"So much for the lawyer of Atlanta. Now for my experience with the business men here as I have met them: The first thing I expected was that they were going to ask me what were my politics, and I was prepared to let off my political sentiments with a bang. The next inquiry I looked for was as to who were my ancestors, my cousins and my aunts. Well, sir, not one of my acquaintances, I may say friends, has to this day asked me either of these questions. I have had to volunteer them the information as to my political sentiments, and to my surprise I meet with many who agreed with me, and when they differed from me they did so in a magnanimous and patriotic way. There is none of that every-man-for-himself feeling among the business men of Atlanta, and a Yankee is treated as kindly as though he were a native of the South. Business men here, even in the same line, are desirous of seeing others succeed and are always glad to give friendly advice to a newcomer and aid him in starting in business.

"It has been my pleasure to spend a large part of my student life in the East, to reside in New York city, to experience the rough and ready cordiality of the West, and to know something of society in the educational centers of Europe, but in no place I have ever been have I enjoyed the open-hearted and fervent welcome I have here. It is worth the expense of a trip from the North and East to Atlanta just to shake hands with the people here. It exceeds anything I have ever enjoyed, and my experience is not very circumscribed.

"It seems to me, Mr. Editor, that any one coming to Georgia with a desire to produce a living rather than consume it, cannot help but succeed here. I was brought up to be a practical farmer, and know farm work from the grubbing hoe to the plow handles, and I know that there is no country I have ever seen that offers so many inducements to diversified farming as the State of Georgia. The Georgia Cracker has been brought up to produce nothing but cotton, hog and hominy on his farm, and he seems to know nothing about growing vegetables and rotating his crops, and for that reason some of them are making but a hand-to-mouth living on land that should make them a generous living.

This is the country for a thoroughgoing farmer, and he cannot help but do well here if he puts forth but a moderate effort to make a living.

"People coming to the South should address themselves to the changed condition of things as they will find them here, and go to work with a will to produce two blades of grass where now but one grows. It is such people that Georgia welcomes, and they will soon learn to love this State as dearly as their native home."

Sheep in Florida.

Certain sections of Florida are especially suited to sheep raising by reason of the abundance of pasture land and the topography of the country. The principal sheep-producing counties of the State are Walton, Santa Rosa, Escambia, Holmes, Calhoun and Washington. The number of sheep in these several counties ranges from 32,798 in Walton to 7607 in Washington county. The varieties which have proven most profitable are the Cotswold and the Southdown. The Merino, also, has met with considerable favor.

Home-Made Corn Market.

Near Sandy Point, Brazoria county, Texas., is a hog raising farm which is conducted by Mr. L. B. Shepherd a Nebraska immigrant to Texas. About 300 acres of timber land have been inclosed with hog proof fence for breeding and raising purposes. The hogs that are being prepared for market are in pens or lots within 300 feet of the railroad depot and are classified; that is, they are graded according to age, size, condition, etc., and each pen receives the attention peculiar to its own needs. Last fall but 200 hogs were on the place, but they have been increased to over 700 by breeding. Mr. Shepherd has fattened 300 hogs and is killing for the Houston market four to six per day.

This enterprise also results in a home market for corn. Mr. Shepherd bought 1600 bushels of corn last fall and paid the farmers 40 to 45 cents per bushel. He has opened up 150 acres of new land and is planting it in corn. Mr. Shepherd states that he has on the way a horse-power corn sheller of a daily capacity of 1000 bushels and also a feed mill for grinding meal, etc. He is now ready to contract

for all the corn that can be marketed at this point the coming season.

Growth of Peach Culture.

During the last three years over 10,822 acres of land have been planted with 600,000 peach trees in three counties in Georgia by twelve companies, the most of them organized in the North. This does not include small orchards set out by individuals. It takes two days for a car of Georgia peaches to reach New York and three days to reach Chicago. The freight to the former city is \$160 a car, and to the latter \$185, while the distance from California is seven and nine days, and the freight charges \$275 and \$320 respectively.

VISITORS to the Agricultural Department of North Carolina, Raleigh, which by the way is one of the most perfectly equipped and best managed departments of the kind in the country, will miss the kindly face and cordial reception of Commissioner John Robinson, who has resigned and returned to his farm near Raleigh. The Commissioner's office is now in charge of Mr. T. K. Bruner, secretary of the Department. Mr. Bruner has always been devoted to his work and enthusiastic in his efforts to develop the efficiency of the department. He is probably better informed as to the resources of North Carolina than any other man in the State, and having a happy faculty of imparting information, he is a veritable "hand book" of practical information about the opportunities and possibilities for development. It was owing largely to Mr. Bruner's skill and untiring zeal that the State of North Carolina made such a handsome and interesting exhibit at the World's Fair, which now comprises the State museum and is the pride of her citizens and the admiration of all visitors.

MESSRS. CASH & LUCKEL, of Houston, Texas, have purchased a controlling interest in the town and surrounding country at La Porte, located at the head of Galveston Bay, Texas, overlooking the bay, with high banks and beautiful grounds and surrounded by a rich prairie country. Messrs. B. F. Hammett & Son, of St. Louis, have also purchased a large interest there and are now building the La Porte, Houston & Northern Railroad, to run from Hous-

ton through La Porte to Galveston. More than half of this is now finished and in operation, and it is expected that trains will run from Houston to Galveston on this road within the next five or six months.

A STIMULUS will be given to orange growing in Florida by the reduction of the tax assessment in certain districts. In Hernando county the assessments will be reduced 50 per cent. this year.

THE East Texas fruit belt, as it is termed, is to be liberally advertised by the proposed "Fruit Palace" to be built at Tyler this coming summer. It is proposed to exhibit the many varieties of fruit which grow in abundance in this section.

HUGH BOYDE of Gadsden, Tenn., has a hog twenty-three years old. He has carefully estimated what her progeny have realized in weight and cash, and find that she has been the mother of 300 pigs, weighing 82,500 pounds in all, and worth \$4125.

O. H. JORDAN, who lives near Dawson, Ga., sold last year enough field and ground peas to pay the expenses of operating his farm, selling over \$150 worth of ground peas alone. Besides what he sold, he saved enough to fatten his meat and for seed.

STRAWBERRY shipments are being made to the North from the vicinity of Lawtey, Fla. One grower who covered his vines during the cold weather sold twenty quarts at a profit of nearly \$1.50 per quart. They ripened unusually early.

REPORTS from Albemarle county, Virginia, are to the effect that this year's peach and apple crops promise to be very abundant. This is one of the noted apple-growing localities. The famous Albemarle Pippin brings a higher price in England than any other apple.

THE cattle breeders of Kentucky have organized an association for encouraging this industry. Special attention will be given to raising Jersey cattle. The following named officers have been selected: President, G. V. Green; vice-president, J. A. Middleton; J. H. Muir, secretary and

treasurer. Meetings will be held at Louisville, Ky.

A HUNTSVILLE, Ala., merchant made a recent shipment of 6000 dozen eggs, all bought from the farmers of Madison county.

CORRESPONDENCE.

Development in Arkansas.

Editor Southern States:

I noticed recently in an issue of the SOUTHERN STATES a short item from a gentleman who had visited the section of Arkansas known as Grand Prairie, and mentioning some of its good features and the immigration the section is attracting. The writer is a recent arrival in Grand Prairie and must say it is a truly beautiful section, and one the average Northern man is very much surprised to find in the much maligned State of Arkansas. Some effort has been put forth to place the advantages of its climate and cheap land before those of the blizzard and drouth affected regions, and a large immigration of Northerners is the result. The Grand Prairie & Arkansas River Railroad, a short line of road from the Cotton Belt Line, has been built through the prairie in the last few years and about completed to the Arkansas river where through connection with New Orleans can be had. The road is the property of an enterprising local man, Mr. T. H. Leslie, who has interested with him a small amount of Eastern capital. The beauty of Grand Prairie, and the advantages of opening it up given by this gentleman's enterprise in building the railway and advertising the locality, is filling it up with a new and energetic class glad to find such a place free from the objectionable features they had conceived of the South and tempered by more sunshine and less rigorous winters. Grand Prairie is a good agricultural and fruit section, and stock thrive well and are easily cared for through the mild winter. The Arkansas and White rivers and their small tributaries line this prairie on all sides with a dense growth of the finest of cypress, oak, ash, gum, cotton wood, hickory and pecan timber, that give the locality a timber and lumber interest that is being developed. The Arkansas Supply Co., incorporated under the laws of the

State as an auxiliary to the railway, and owning 75,000 acres of fine timber and prairie land, is donating large tracts to induce the location of manufacturing plants at one of the company's towns on the line of the road, Gillett, a favorite town named for F. M. Gillett, of New York, president of the railway, and which point will have the additional advantage of railway shops and general offices, and is having a rapid growth. Liberal inducements are held out for the location of factories into which wood as the material of the product enters. The telegraph line has been extended into Gillett and communication with the outside world is thus established.

This is undoubtedly one of the finest agricultural regions in America. Comparatively little cotton is grown here, the chief products being corn, oats and all the ordinary farm crops, and fruits, vegetables, &c.

Gillett, Ark.

S. W. KELLY.

Adopted Citizens as Farm and Home Owners.

Mr. Olaf Ellison, of Chicago, whose article on Scandinavian Immigration in a former number of the *SOUTHERN STATES* will be remembered, writes to the *SOUTHERN STATES* as follows:

Editor Southern States:

The following deductions from the important census bulletin referred to is worthy of serious consideration on the part of the enterprising Southern men and communities engaged in the laudable work of securing new settlers in their midst.

The article appears as an editorial in the "Skandinaven" of Chicago, the leading journal published in the Danish Norse language in the United States. Men and women whose chief ambition consists in an overmastering desire to establish their own homestead, no matter at what personal sacrifice and labor, are not to be dreaded in any locality; yet unreasonable fears and apprehensions are systematically fostered by parties who might use their energy to better purpose.

A small proportion of the unlettered foreigners, hailing chiefly from Southeastern Europe, do create trouble where they congregate in large numbers around mines and kindred surroundings. Unfortunately the public at large learns only of the mis-

deeds of these men; the preceding chapter containing the wrong that led up to them is a sealed book. But admitting the undesirability of a greater influx of this latter and very limited class, it certainly forms a totally inadequate base on which to rear that most un-American prejudice against all foreigners which a certain class of would-be public men deliberately engenders.

The census is not a very romantic publication, but it is extremely useful as a battering-ram against unfounded aspersions and preconceived opinions. It is certainly one of the most effectual weapons imaginable.

The article referred to is as follows:

"If a proprietary interest in the country goes for aught, there is very little difference between our native white citizens and those of foreign birth or blood. According to Extra Census Bulletin 98, ownership of farms and homes is nearly as prevalent among the latter class of citizens as those to the manor born, and in some instances even more so.

"Grouping farms and homes together, it appears that 51.48 per cent. of the white proprietors of the country are owners, while the percentage of tenantry is 48.12 per cent. With respect to place of birth the proprietors are divided into thirteen classes, showing respectively the following percentages of ownership:

"Scandinavians (Norwegians, Swedes and Danes), 60.64; native white Americans, 52.99; German, 52.47; Frenchmen, 47.46; "other countries," 47.43; English Canadians, 46.73; Englishmen and Welshmen, 45.79; Scotchmen, 44.88; Irishmen, 43.53; Austrians and Hungarians, 41.11; French Canadians, 31.41; Russians and Poles, 31.38; Italians, 14.51.

"As will be seen, the average percentage of ownership for the whole country is exceeded by only three classes, viz: Scandinavians, native Americans and Germans. The Scandinavians head the list, outranking even the native Americans. Among the Italians only 14.51 per cent. of proprietors are owners.

"Considering "homes" and "farms" separately the result will be slightly different. The percentage of owners of homes for the whole country is 39.41, and that of renters 60.59 per cent., and the percentage

of ownership for each of the thirteen classes is as follows :

"German, 42.76; Scandinavians, 41.83; native white Americans, 40.52; "other countries," 37.68; Frenchmen, 36.87; Englishmen, 36.74; Welshmen, 36.66; Irishmen, 36.42; Scotchmen, 35.15; English Canadians, 34.09; Austrians and Hungarians, 28.19; French Canadians, 23.01; Russians and Poles, 21.71; Italians, 12.14.

"The average percentage of ownership of homes is exceeded by three classes, viz: Germans, Scandinavians and native Americans.

"As regards farms the percentage of ownership for the whole country is 71.65 per cent. The native farm proprietors are exceeded in ownership by nearly all other nationalities, the figures for the various groups being: Irishmen, 86.93; Scandinavians, 84.97; Scotchmen, 84.85; Russians and Poles, 84.03; Frenchmen, 83.94; French Canadians, 82.82; Englishmen and Welshmen, 82.15; Austrians and Hungarians, 81.18; Germans, 80.93; English Canadians, 80.29; "other countries," 74.86; native Americans, 69.35; Italians, 67.57.

"The Scandinavians are pre-eminently a "home" people. To build a home upon his own ground is the ambition of the Norseman, whether he be a farmer or a city man. From time immemorial the Northerners have been a race of home-seekers and land owners. The statistics given above clearly illustrate the predominating trait of their character. Although Scandinavian immigration is of recent origin, comparatively speaking—although the Scandinavians in the United States are newcomers compared with the Englishmen, Scotchmen, Irishmen, Frenchmen, Canadians, etc.—they already outrank all other groups of citizens as farm and home owners, not excepting the native Americans.

"Our population of foreign birth or blood makes on the whole, a very satisfactory showing. The country has nothing to fear from citizens who are so firmly rooted in the soil."

"Pineapple Culture in Florida."

Editor Southern States:

The February number of the SOUTHERN STATES has a lengthy article on "Pine-

apple Culture in Florida," from the pen of Dr. Jay Shrader, which gives some valuable information to the readers of your excellent magazine. But there is one paragraph in it which would probably not have been written had not the article been prepared, as it evidently was, before the December and February freezes. He writes that "the plant is very sensitive to cold. True, its vitality is not materially affected by having the outer leaves slightly nipped, for the seat of life is in the closely-sheathed central bud, *but in this vulnerable spot one touch of the icy finger of frost means death.*" The italics are my own.

As I write (in the middle of March) I look out of my window and see, here and there, in a patch of 4000 pineapples set at Pabor Lake in the fall of 1894, the crimson crown of fruit bloom, shooting up above the drooping, dead leaves that succumbed to the 10° of temperature in the two calamitous winter months; and all over the patch the young, new leaf, can be seen starting up as evidence that is very conclusive. One—nay a second, touch of "the icy finger of frost" does *not* mean death to the pineapple plant, at least not in the sandy soil of the lake region of Polk and De Soto counties. So I rejoice that I am able to ask the editor of the SOUTHERN STATES to give this note of information the same widespread circulation the article had which calls it forth. We have over 200,000 pineapples planted about here, and I believe that ninety per cent. are alive and with proper care and fertilization will yield a crop next year; possibly ten per cent. this fall. This is very encouraging. It proves the wonderful vitality of what we have supposed to be a purely tropical fruit and its resistance to frost; yes, to freezing. I am inclined to believe that our sandy soil, being somewhat dry for an inch or two on the surface during the winter months, should have the credit; had the ground frozen down that distance then "the icy finger" would indeed have been fatal. So, to those interested in the culture of this delicious fruit, I can safely say, come and engage in growing the pineapple for the risk is far less than was formerly supposed.

WM. E. PABOR,

Editor "The Pineapple,"

PABOR LAKE, FLORIDA.

MISCELLANEOUS.

CHARLESTON, S. C., has always been known as being socially one of the most charming cities in the world. The winter climate of Charleston is superb. It has been not inaptly called the Nice of America. The Exchange Banking & Trust Co., of Charleston, advertises elsewhere a handsome modern residence and one of the magnificent old colonial homes of Charleston for sale. Both of these homes are supplied with water from the new artesian wells, which has been found to be not only a pure drinking water, but a valuable remedial agency in dyspepsia, rheumatism and some other maladies. The same company has for sale timber and farming lands and rice plantations in South Carolina.

FEW people who have not personally visited the city of Birmingham, Ala., have any idea of what a fine and substantial city it is. Most people think of it only as an iron making town or as a place where there was some years ago a great real estate boom. Since the subsidence of this so-called real estate boom seven or eight years ago, Birmingham has had a remarkable growth. It is one of the great iron making centres of America and will undoubtedly become in time equally noted for the production of steel. But not only is it a great iron making centre. It has a large number and a great diversity of industries using iron and wood as raw material. It is also an important business and financial centre. During the last six or eight years there has been no speculation in real estate, but the town has been giving attention to self improvement and development. Handsome homes have been built on the surrounding hills, large and costly stores, bank buildings and office buildings have been erected, the finest pavements have been put down, splendid water and sewerage systems provided, so that Birmingham is now a city of widely diversified manufacturing interests, an important financial and commercial centre and a place of beautiful homes. The Elyton Land Co. originated Birmingham and made possible its extraordinary growth and development. The extension of the city and the general increase in building and the demands for lots have led the Elyton Land Co. to decide to offer for sale at auction on the first of May 500 lots in Birmingham. This sale will offer an attractive opportunity to real estate investors and operators. Particulars may be had from the advertisement of the sale which will be found on another page.

Rice lands in the great rice-growing section of Southwest Louisiana are becoming more and more valuable every day. Mr. E. F. Rowson, of Jennings, La., controls large tracts of land suitable not only for growing rice but nearly all other farm products as well as fruits and vegetables. He is selling land in large or small tracts as may be desired and on easy terms.

THE Tennessee Land & Improvement Co., of Nashville, Tenn., has formulated a plan of a colony of ex-Union soldiers to be settled in Tennessee. The company proposes to issue 3000 land certificate shares of the par value of \$50 each, the proceeds of which, when sold, will be used for the purchase of 30,000 acres of land suitable for the purposes of the colony. Each purchaser of one or more shares becomes a

member of the colony. Of the 30,000 acres of land to be bought about 300 acres will be laid out as a town site, and the remainder will be cut up into small farm tracts of five, ten and twenty acres. The alternate lots in the town site and the alternate farm tracts will be allotted to the members of the colony, and the lots and tracts remaining will be reserved for future sale to other persons. The idea is to give each member a small farm and an opportunity to participate in the profits arising from the sale of half of the 30,000 acres. Major A. W. Wills, an ex-Union soldier of Pennsylvania, is president of the company. A pamphlet giving details of the plan and other information will be sent to persons who may be interested. Besides this colony of ex-Union soldiers, the Tennessee Land & Immigration Co. controls other agricultural, mineral and timber lands in the State for sale.

MR. H. J. LUTCHER, of Orange, Texas, offers for sale in tracts of any size 50,000 acres of farm lands in Southeastern Texas. This section, like Southwest Louisiana, is becoming noted as a rice and fruit-growing country.

THE Pabor Lake Colony, of Pabor Lake, Fla., offers an attractive opportunity to persons who may want to engage in fruit-culture and yet have not sufficient capital to take it up immediately or are not able to give up at once their present business. The managers of the Pabor Lake Colony will sell a small tract and plant it in pineapples and other fruits to be taken care of until the plants or trees shall have reached bearing, the cost of the land and of care and maintenance to be paid in small monthly instalments. Complete information as to the plans of the company and its lands may be had upon application to W. E. Pabor, Pabor Lake, Florida.

SEVEN years ago W. W. Duson, a native of Louisiana, living on the line of the Southern Pacific road, induced the managers of the Southern Pacific to establish a station at a point where there was none at that time. The new station was called Crowley, and Mr. Duson, as soon as the road agreed to make it a stopping-place, put up a small temporary building to be used as a business and real estate office. Around that temporary structure there has grown up since that time a town of 2500 people. The population of Crowley is growing rapidly, and it is the centre of a section that is having a substantial agricultural growth. On another page will be found an advertisement of the town, with cards of some of the principal business houses.

THE wide alternating valleys of the mountain section of Virginia are noted the world over for their productive soil, their delightful climate, their healthfulness and for the innumerable mineral springs that burst from every hill. Messrs. Wm. M. and J. T. McAllister, who have offices at Warm Springs and at Covington Va., advertise that they have for sale an aggregate of 10,000 acres of land in Bath, Alleghany, Pocahontas and adjacent counties, at prices ranging from \$5 to \$100 per acre. They will be glad to send particulars to applicants.

MR. J. E. BENNETT, of the J. E. Bennett Land Co., of West Point, Miss., states that his company has sold in the last six months 100,000 acres of land to Northern farmers in small tracts for immediate settlement. There must be some extraordinary attraction and

value in that section to have made this possible. West Point is in the prairie section of Eastern Mississippi. The land is a heavy, black, rich soil, equal to the best, it is said, in the central West.

MR. L. MILLER, of Orange, Texas, controls a large area of rice and farm lands in Southeastern Texas, and has 2000 acres of truck farming lands near the town of Orange, Texas, which he will be glad to send particulars about.

MR. O. S. DOLBY, Lake Charles, La., states in his advertisement that the rice lands of Southwest Louisiana are the most profitable agricultural lands in the United States. Estimating the relation of immediate revenue to cost of lands, this is probably not an exaggeration, for, as he says, these lands often yield a net profit the first year of more than the original cost. Mr. Dolby states that he controls 50,000 acres of such land.

MESSRS. V. C. HORINE & Co., managers of the Southern Fruit Growing & Colonizing Co., of Bremen, Ga., write to the SOUTHERN STATES as follows: "It is gratifying to be able to report that since our last letter to you there has been a continued increase in our business. Not only have we had more requests for literature and information concerning our vineyards, plans, etc., but there have been a number of people from the North and West with us investigating for themselves, and some important sales have been made within the past few days. It is also gratifying to report that all to whom we have shown vineyard and orchard property and explained our plans speak in commendatory terms of both, and are enthusiastic in their praise of this particular point for fruit culture. In fact some have lost no time in informing their friends by letter of our peculiar advantages over anything they had seen in this entire section, and will all become good "missionaries" when they return to their homes. Those who have bought will return in the early fall to build homes on their tracts, and say they will bring many of their friends with them who will buy vineyard tracts and make this their home. Thus the good work goes on when people once visit and inspect for themselves our town and lands. Business has increased so that we cannot accept any more orders for spring planting, having assumed as much as we will be able to plant; but those who order now will have choice of tracts and preference in turn for fall planting, which will begin in August next. We will be glad to answer all questions from all inquirers."

MR. W. A. WARD, of Beaumont, Texas, advertises that he "acts as investors' and manufacturers' agent and answers questions about the coast country." The coast country of Texas has so much to be said for it that the man who undertakes to "answer questions" about it takes upon himself a heavy task. However, that is his lookout, and persons who want to know about that attractive region need have no hesitation about seeking such information from Mr. Ward. He will be glad to answer any letters.

MESSRS. JOEL GUTMAN & Co., Baltimore, have published in a very dainty pamphlet a "History of Feminine Costume." Styles of feminine attire from the early Egyptian down to the present time are described and illustrated. It is intended for free distribution among their customers. Messrs. Gutman &

Co., as is well known, carry a larger and more varied stock of silks and dress goods than any other house in the South. They do a large business in mail orders, and are giving special attention now to the development of this branch of their business.

MESSRS. W. W. DUSON & Bro., Crowley, La., have in their advertisement the following very striking statement: "We will locate you on lands that will pay for themselves every year you own them." There are not many sections where a farmer can buy land and make enough on it every year to pay for it. The experience, however, of hundreds of Northern and Western farmers who have moved into this locality seems to justify this proposition of Messrs. Duson & Bro.

THE desirability of the South as a location for cotton mills is now attracting attention throughout the country. Near Kensington, Ga., on the Chattanooga Southern Railroad, is what is considered an ideal spot for cotton manufacturing, within seven miles of a coal mine, with excellent power and an elevation of 850 feet above sea level. The land in the vicinity is also well adapted for trucking or other farming purposes. C. E. BUEK, of Richmond, Va., has 2000 acres of this property for sale in small lots or as a whole.

MESSRS. BROOKS & Polk, of Beaumont, Texas, are among the large real estate firms of that State. They sell lands in different parts of the State, but give attention more particularly to the coast country. Beaumont is in the centre of the great pine region of Texas, and is one of the most important lumber towns in the South. As the pine forests immediately around the city have been cleared away, thousands of acres have been devoted to farming, and more particularly to rice and vegetable growing. Messrs. Brooks & Polk advertise that they have 100,000 acres of pine land for sale, besides exceptionally attractive farm land.

"FACTS for Emigrants—The Cumberland table land in Tennessee and the Sand mountain in Alabama" is the title of an attractive little brochure by Col. J. B. Killebrew, which has been issued for general distribution in the Northwest. It is a general description of the Cumberland plateau and its resources; its soils and timber, its grasses, its cereals, its garden vegetables, its fruits, its tobacco, its honey and poultry, its facilities for raising sheep, swine and cattle, and other resources of revenue, also its climate and healthfulness. The author is one of the best authorities on this subject in the South.

MR. PATILLO HIGGINS, general manager of the Real Estate Exchange, Beaumont, Texas, will furnish to inquirers information about Southeast Texas for investment or development operations, for manufacturing industries, for special business undertakings and with reference to all branches of farming and fruit growing. Southeast Texas is having a remarkable development, and Mr. Higgins can furnish interesting and important information about this section.

A VERY valuable and instructive little pamphlet has just been issued by the Southern Immigration & Improvement Co., of Atlanta, entitled "The Piedmont Region." The book is written and compiled by Mr. Walter G. Cooper, chief of the department of Public-

ity and Promotion of the Atlanta Exposition. It deals with the mineral, agricultural and industrial resources of the Piedmont section, and gives much valuable information on these subjects, based on government reports and investigations of the State experiment stations and surveys. The same company sends out an extensive list of farm property it has for sale in different parts of the Piedmont region.

THE "Queen of the Neches," as Beaumont is called, promises to advance steadily and become one of the best agricultural centres in Southeast Texas within a few years, as it is already a great lumber centre. Already many farms have been purchased and recently several families from Iowa arrived by wagon train. A correspondent of the *Southern States* recently spent a week in this portion of Texas, and saw lands of great value as yet uncultivated and offered for sale at very low figures and on easy terms.

THE Commercial Club of Mobile has published an illustrated pamphlet on Mobile, in which the facts about that city and the surrounding country are conservatively set forth.

MESSRS. HAHN & PUDOR, land and immigration agents, Houston, Texas, have just published a pamphlet about the coast country of Texas. It will furnish an answer to almost every question that can arise concerning that attractive and rapidly-growing region.

THE Passenger Department of the Queen & Crescent System has issued some new and interesting printed matter relating to the territory of the line in Kentucky, Alabama, Louisiana, Tennessee, Georgia and Mississippi. Copies may be had from W. C. Rinearson, general passenger agent, Cincinnati, O. This company owns over a million acres of timber, farming and mineral lands in the South. It is selling lands to Northern farmers at \$3 to \$5 an acre on long payments.

THE Louisiana Immigration Association has prepared an attractive pamphlet which contains a map of the State and some fifty odd pages, giving a description of the lands and agricultural products, the forests, fisheries, climate and general weather conditions, the chief industries of the State, its navigable waters, railways, cities and towns, educational facilities and institutions, besides special accounts of the various districts of the State, taken in detail by parishes, etc. It is largely the work of President Harry Allen.

THE Central Railroad of Georgia has issued a very useful and interesting pamphlet containing a descriptive list of farms for sale in the territory of the road, with prices, etc. The passenger department will distribute 50,000 copies throughout the North, West and Northwest.

THE lands in the vicinity of Orange, Texas, are excellent for garden truck and fruits, and there is a promising future for the farmer who engages in this class of agriculture near Orange. A farmer in this vicinity raised three crops of Irish potatoes in one year on the same land. Recently the citizens have united in and organized effort to attract immigration to utilize these resources.

RAILROAD and colonizing companies who may want to undertake in a large way the securing of Scandinavian and German immigration are referred to an advertisement in another part of this number; signed "Opportunity." The advertiser, who is personally known to the editor of the *Southern States*, has been engaged in work of this sort in the West.

MR. J. T. KINDRICK, Seymour, Mo., deals in lands in the famous fruit and farm section of Southern Missouri and Northern Arkansas, known as the Ozark Fruit Belt.

WHAT is known as the Bluff Formation of South Mississippi and Louisiana is showing by the abundance of its crops the fertility of its soil. Mr. J. Buruss McGehee, at Laurel Hill Postoffice, La., has for sale 6000 acres of land in this region, where a great variety of crops may be grown, and where farming and gardening may be carried on almost the whole year.

THE Frost Proof Land Co., Frost Proof, Fla., would like to correspond with farmers, fruit growers, truckers and others who have any idea of moving South.

FORT VALLEY is the centre of the famous peach belt of Georgia. Not only peaches, but all fruits, vegetables and melons grow to perfection here. This is the home of the Georgia watermelon. Mr. W. P. Blasingame of Fort Valley has for sale some fine farms and fruit lands in this section.

MR. G. W. LEESNITZER, Southwest Station, Washington, D. C., offers in an advertisement elsewhere what would seem to be a bargain in forty acres of vegetable and fruit lands in Citrus county, Fla., to be sold either as a whole or in five and ten-acre tracts.

SOUTHEASTERN Virginia is getting a very considerable share of the flow of immigration to the South. The region of country about Norfolk and Hampton Roads is coming particularly into prominence and favor as a trucking region. All of what is known as tidewater Virginia is a section of many attractions; the mild climate, the abundance of fish and oysters and game, soil suited to general farming and to fruit and vegetable growing, low prices of land; these and other attractions are bringing this section more and more into favor as it becomes better known. Mr. Carter M. Braxton, at Newport News, Va., has for sale lands on the peninsula between James and York rivers. The low prices of farm land in this section do not mean at all that the land is of little value, but simply that there is more land than there are people to cultivate it. For particulars about this locality persons who may be interested should write to Mr. Braxton.

THE Prairie Belt Land Co., of West Point Miss., makes in its advertisement, which will be found on another page, a very taking summary of the principal points of advantage possessed by that section. The prairie region of Eastern Mississippi has many things to recommend it. The land is a rich black soil of great fertility and productiveness, and the climate and soil are suited to the growth of almost everything that can be grown anywhere except tropical fruits. It is a fine stock country and is well suited

to general farming and to truck farming and fruit growing as well.

THE increasing influx of population in Southwest Tennessee has led to the organization in Fayette county of the Southern Home-seekers' Land Company, at Somerville, the county seat. This company has been organized with a capital of \$100,000. Its president, secretary and treasurer are respectively president and cashier of the Fayette County Bank of Somerville. Its general manager is an experienced real estate man and its directors are among the leading citizens of the county. Land in this section has heretofore been given up largely to the growing of cotton, but in consequence of the low price of cotton much of the land can now be bought at exceedingly low prices. This is a country of great capabilities in general farming.

BOOKS AND MAGAZINES.

REMINISCENCES OF A PORTRAIT PAINTER.

By George A. P. Healy. A. C. McClurg & Co., Chicago. Price \$1.50.

A perfect autobiography, modest, simple, unaffected, and yet full of interesting reminiscence. It is the record of a noble, useful life, that all, young and old, may profit in perusing. Healy was a born painter, but came to that knowledge of himself by providential accidents, if that term be permissible. He rose from poverty to distinction. In his youth he struggled for existence. In early manhood and until extreme old age this illustrious artist had familiar intercourse with the mightiest men in church and State in two hemispheres. His anecdotes of them are breezy and characteristic—true verbal portraits. While still untaught young Healy copied Murillo's "Ecce Homo" and displayed it for sale in a bookseller's window. A poor priest bought it for \$10 to adorn his little church. Many years afterward the good father accosted the then celebrated artist and reminded him of this transaction, adding that perhaps a blessing had come from the first patron who consecrated the boy's picture. It was always a source of regret to Healy that he forgot to ask the name of the priest who had started him on a career of glory.

Mr. Healy's life was uncommonly blissful in a domestic sense. This was due, first, to a temperament that resisted discouragement, and secondly, to a happy marriage. Gifted as he was, he knew the value of labor, perseverance and temperance. He strove to be at peace within

himself and radiated happiness all around him. Few men so singularly endowed and environed ever passed through this "vale of tears" with so much genuine enjoyment, so much brilliant bliss. He had sorrows and trials, but bore them in a Christian spirit and with cheerful resignation.

The book will nerve many a young heart, tempted to despair, to begin again the battle of life with a hopeful and undaunted front, trustful of God's blessing upon invincible perseverance.

IN MAIDEN MEDITATION. By E. V. A. A. C. McClurg & Co., Chicago. Price \$1.00.

Men are said never completely to understand women; so we must go to the fair sex themselves for solutions of the mystery. The author of this delightful little volume has remarkable powers of expressing daintiest and subtlest ideas in precise, picturesque language. The essays are "After the Ball," "After Dinner," "After Church," "After a Wedding" and "After One Summer." These topics are all treated with sparkling wisdom and insight. To our masculine mind the "After Church" theme is the most searching, opportune and powerful. Many lady readers will probably differ in opinion, but where every thing is so thoroughly well wrought out there may be really no difference in the treatment, except as the mind of the reader is insensibly swayed by individual circumstance. The publishers may congratulate themselves on this dainty specimen of their art.

THE LAND OF THE SUN. By Christian Reid. D. Appleton & Co., New York. Price \$1.50.

Any production by so sincere and celebrated an author as Christian Reid is sure of public approbation. As a novelist and intellectual artist she is deservedly renowned. Few other writers are more felicitous in description of the beautiful and sublime in nature. Through all of her works there is a reverent spirit which appeals to the higher life in true prose-poetry. Her latest literary venture will add to her enviable reputation. We doubt if the grand scenery, the natural advantages and the real character of the

Mexicans have ever been more accurately, charmingly and popularly portrayed. The reader is carried along panoramically, and the instant impulse is to make preparation for a visit to the scenes so wonderfully depicted. Americans who have never visited the neighboring republic ordinarily are densely ignorant of its marvels, its progress and the peculiarly great gifts of its inhabitants. To this extent Christian Reid's book is a genuine revelation. A peculiar feature of the book is that a delicious love story ingeniously percolates through the whole narrative and accentuates its charm.

THE EDUCATION OF GIRLS IN THE UNITED STATES. By Sara A. Burstall. McMillan & Co., New York. Price \$1.00.

This work is the outcome of an English commission of five women teachers sent to the United States for the purpose of expertly examining and reporting upon secondary schools for girls and training colleges in the United States.

Miss Burstall's report is an evidence of what a highly educated woman can accomplish in this enterprising age. It is a prodigy of mental effort in a complex specialty. We are exactly, critically and amiably informed as to the comparative merits of the British and American systems of instruction. The general, almost the prevailing, tenor of the work is eulogistic of our school system. The suggestions as to improvement are delicately made and conscientiously presented.

ADVANCED AGRICULTURE. By Henry J. Webb, Ph. D., B. Sc. New York. Longmans, Green & Co.

The farmer of the present day does not hold in such scorn as his ancestors did what has been called "book farming." More than ever before, books on agriculture, agricultural papers and the bulletins issued by the various experiment stations are read by those who have all their lives been practical farmers. Such sources of information as to farm methods are also more needed now than formerly, because more than ever before persons who are not practical farmers are abandoning other lines of business for agricultural and horticultural pursuits. One of the most recent and most comprehensive and valuable books on farming is "Advanced Agricul-

ture," by Dr. Henry J. Webb, of London. With this book almost any novice having good business sense and good judgment and power of application can become a successful farmer, and there is no practical farmer who would not find it of enormous value and benefit to him. It treats elaborately and simply of every topic within the scope of agricultural pursuits. It might be called an encyclopedia of farm knowledge. Every farmer in the country should have a copy. It is not written for scientists or theorists or "fancy farmers" simply, but for men who make a living out of the soil.

PRESIDENT ANDREWS' "History of the Last Quarter-Century in the United States," begun in the March number of Scribner's Magazine, sustains in the April number the great popular interest of the first installment. This chapter deals particularly with the Greeley campaign, with some very interesting pictures of the notable men who made the Tribune—one of them a group of Dana, Hicks and Curtis taken more than forty years ago. Other episodes are the Geneva Arbitration, the Credit-Mobilier scandal, and the anarchy in Louisiana during the Pinchback troubles. Some of the historical drawings in this issue are striking reproductions of scenes that have not heretofore appeared in pictures. This history is proving of the most intense interest to those who are old enough to have lived through the scenes, and also to those who are so young that they have only heard of them as familiar facts without understanding them. The publishers believe that it will score the greatest success of any of their magazine enterprises.

AN account of remarkable frauds that have been practiced on the Bank of England and of the grave crises through which it has passed, along with a description of the bank and of its methods of business, appears, with numerous pictures, in McClure's Magazine for April.

THAT rural communities and small towns in the New England and other Eastern States have declined in population, and shrunk in their industrial activity, is generally known. It will be surprising to most people, however, to be informed that the same sort of communities in the middle-

Western States have suffered a similar decline. In the April number of *The Forum* Mr. Henry J. Fletcher, of Minneapolis, shows definitely how there has been a decline in population and industry in many towns in Michigan, Ohio, Illinois, Iowa, and how rich townships have absolutely retrograded in population. This is an interesting study of the great forces which work changes in our population and our social condition.

HOUGHTON, MIFFLIN & Co., the publishers of the *Atlantic Monthly*, make an important announcement in regard to four papers upon Mars, by Percival Lowell, which are to appear in that periodical. Mr. Lowell made exhaustive observations at Flagstaff, Arizona, and these papers give the most recent information in regard to this remarkable planet. The first article is to appear in the May issue of the *Atlantic*, and is entitled *The Atmosphere of Mars*.

BULLETIN NO. 110 of the North Carolina Agricultural Experiment Station, containing ninety-five pages, is devoted entirely to "Trucking in the South." The growing interest in this industry will be stimulated and directed into proper channels by this valuable publication. Prof. W. F. Massey, horticulturist of the experiment station, is the author.

The Ladies' Home Journal for April is a superb number. The Journal is a remarkable periodical. Every number might be thought to have reached the superlative of excellence, but the succeeding number is likely to surpass it. One of the marvels about this magazine is that the price is only ten cents, the yearly subscription being a dollar.

MR. S. H. OWENS, of Augusta, Ga., has published "A New and Original Method of Solving, Quickly and Easily, Problems in Annuities, Equal Periodic Partial Payments, Bonds, Stocks, &c." The book will be found valuable to lawyers, real estate agents, insurance companies, building and loan associations, and in fact to all persons who are engaged in business involving financial transactions. The author has formulated an important method that makes possible the avoidance of the long, complicated and uncertain calculations

heretofore necessary in many financial operations. The book is not merely a system of rules and tables; it is besides a scientific exposition of some new ideas in mathematics.

THE more important speeches and papers on the money question by Hon. Henry A. Coffeen, member of Congress from Wyoming, have been collected and published in one volume. Mr. Coffeen is one of the foremost advocates of bimetallicism, and his contributions to the literature of finance are among the most clear, comprehensive and intelligible expositions of this subject. He understands the money question himself and he makes his readers understand it.

The Illustrated American, of New York, is a unique publication. There is nothing else like it. It follows no model. It deserves, and probably has, a big circulation.

THE April numbers of *McDowell Fashion Journals*, *La Mode de Paris* and *Paris Album of Fashion*, contain many novelties of the season, and moreover in order to furnish further assistance to their readers they offer special patterns of the latest and most practical styles. They are published by Messrs. McDowell & Co., 4 West 14th street, New York.

In the *Review of Reviews* for April the editor discusses recent political events, especially the doings of the Fifty-third Congress, the appointment of delegates to an international monetary conference, the election of U. S. senators by various State legislatures, the deadlock in Delaware, the constitutional convention in Utah, the arguments before the Supreme Court on the constitutionality of the income tax, the change in the administration of the postoffice department, and other incidents of the month under review.

PETERSON'S MAGAZINE for April contains an illustrated article on Nicaragua and the Nicaragua Canal, by Hon. Warner Miller. The transcendent importance of this great work to the commerce, industries and agriculture of the United States gives value and interest to any authentic and authoritative facts about the canal and about the country from which it gets its name.

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The Southern Immigration & Improvement Co. Atlanta, Ga. has issued a hand-book of Georgia and the South, setting forth the advantages regarding agriculture, fruit-growing, dairying, mining, manufacturing and lumbering. Send your address to 45 North Broad Street, Atlanta, Ga., and a copy will be mailed you FREE, with a list of properties for sale.

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J. F. KINDRICK, Seymour, Mo., has a list of bargains in farms and fruit lands in the Ozark fruit belt.

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THE GULF COAST COUNTRY.—Folders with full information of this country, with prices of land mailed upon application. Send your address on postal card to R. B. Gaut, Real Estate, H 310½ Main street, Houston, Texas.

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THE SOUTHERN STATES.

MAY, 1895.

AGRICULTURAL CAPABILITIES OF THE SOUTH.

I.—GRASSES.

By M. B. Hillyard.

The trite aphorism "revolutions never go backward" would hardly find illustration or exemplification in some aspects of the South. There are few fields of research so surprising and interesting as the condition of the South at large from the forties down to the inception of the late civil war. Of course this research pertains to agricultural and cognate life, for that life infinitely dominated all others. By the study of this and that agricultural literature, now worm-eaten and dust-covered in libraries here and there, one finds that a little after 1840 there began an awakening in the South that, by the beginning of the war, or a while before, had inaugurated a greatly modified state of affairs in much of its area. The early agitation of Ruffin in Virginia, of Ravenal in South Carolina, of Phillips in Mississippi and other leaders in agriculture in other Southern States, had produced, in some places, an almost total change of agriculture, and in others a distinct addition to its products. The old fields of the Middle and South Atlantic States were being restored by marl and clover and lime and Peruvian guano. Fine stock was being brought in—horses, cattle, sheep, hogs. Agricultural associations were being organized and improvements in agriculture were rife. Immense numbers of hogs and cattle were raised. Planters vied with each other here and there in producing large crops of wheat, corn, oats, in high-priced and fancy strains of

thoroughbred farm animals, and a widely diffused and powerful leaven of advancement in agriculture was at work in a many sided aspect of experimentation. Almost every Southern State had doubled its product of hay from 1850 to 1860, and some had quadrupled it, while the great hay mows of the South—pea-vines and crab-grass—had probably no consideration in the census. Almost every Southern State produced clover seed, and North Carolina alone, contributed eleven per cent. of the clover seed of the country that figured in the census of 1860. If such a state of affairs was not a revolution in the South, prior to 1860 for several years, it was an immense modification of the one crop style of agriculture commonly and falsely attributed to the South; were it revolution or not, it went back. In the awful oscillation of events after the late war, the path of retrogression was marked by almost universal financial ruin, and a paralysis of all progress. And indeed, as paralysis of a human being sometimes affects the brain, and makes the most scholarly totally forget their lore, and the artist his cunning, so this paralysis seems to have made the South lo these many years, forgetful that her fields were once green with verdure of the choicest grasses, where the finest breeds of farm animals grazed—herds and flocks that have contributed greatly as *nuclei* to the country at large.

Had I, who became a citizen of the

South in 1873, been aware of what had been done before the war in the South in the way of stock raising and the production of the various grasses, I would have been saved a deal of time, trouble, travel and expense. But I had not then been a plodding delver into the musty, moth-eaten agricultural literature entombed in the unsought crypts of an occasional library. I was sent South from Delaware by the Mississippi Valley Company, of which Col. H. S. McComb, president of the Jackson Railroad (now southern branch of the Illinois Central), Thos. A. Scott and J. Edgar Thompson—then president Pennsylvania Railroad Company—were the principal and almost sole stockholders. As secretary of that company it was my primary mission to build McComb City, Miss., then “a hole in the woods,” without any hotel and with about a dozen houses. I was soon after elected Immigration Commissioner of the railroad and charged with the work of building up the fruit and vegetable, grass and stock raising and the material interests of the country at large along the line. One of my first movements was to find out what had been done. And the only field of grass I found along the line was a small patch of red clover at Holly Springs, Miss., of three to five acres. I do not say there were no others. After I had got on the track of the grasses, by public enquiry through the newspapers, by sending out circular letters, etc., I got on the trail of men who had raised one and another grass and hunted them down.

In a short time I was sending out a copy of a huge circular letter to every man I could find, who had done (or knew of anyone who had), anything worth mentioning. This letter was full of enquiries about fruits, grasses, stock, climate, health, cereals, I know not what. When my returns came in I had a basis for examination and study.

In that day I had so many good and incredible things to say about the South, and I was so obscure and my name of so little weight, that I had to enlist the services of eminent journalists and agriculturists, North and West, to assist me in commending the coun-

try I was developing to the home-hunter, fruit and vegetable raiser, health-seeker and the immigrant generally. Among those who visited me were (among hundreds of others): Dr. M. L. Dunlap, (“Rural”) Agricultural Editor Chicago Tribune; Thomas Meehan, then editor of the Gardeners’ Monthly; Prof. R. P. Eaton, editor New England Farmer, Boston, Mass.; Dr. A. C. Stevenson, Greencastle, Ind., President American Short Horn Growers’ Association, who wrote for several journals—among them the National Live Stock Journal, Chicago, Ill.; Messrs. Kingsbury and Conner, then (and still) editors of the Indiana Farmer, Indianapolis; Parker Earle, President Mississippi Valley Horticultural Society, and many others. As these journalists would visit me at McComb City, Miss., as my guests, I would show them my circular letters and then take them off on trips to see this and that. Hence you will find, at the early day of nearly a quarter of a century ago, these eminent agricultural writers in their journals telling of what had been done and prophesying the future of the South in that and this. The editors of the Indiana Farmer were so impressed with my points on the grasses that they asked me to write a series of letters for them, which I did, nearly, or quite twenty years ago. These, with many others, I had bound in a pamphlet which I now have before me. Dr. Dunlap, editor Chicago Tribune, in a letter from McComb City, Miss., dated December 21, 1874, and published in that paper, says: “The mayor of this city, Colonel Hillyard, has shown me a large collection of letters from planters in regard to the products of this country. These were in reply to tabulated questions sent out for the purpose of drawing out the true state of facts. Clover sown at the close of the summer, and having the advantage of the wet season, does remarkably well, and when treated with plaster is particularly luxuriant—in some cases cutting three or four tons to the acre during the season. On the lawn of the De Soto House is a patch of red clover sown last May.—[Really May, 1873.

M. B. H.]—That is doing very finely." Afterwards, this veteran editor, on a trip with me, writes to the same paper from Jackson, Miss., December 22, 1874: "Mr. Musgrove (a gentleman then lately arrived from Indiana) showed me on his grounds red clover, Bermuda grass, white clover, timothy and orchard grass all looking well. The barn of Mr. Musgrove was filled with clover hay and oats of his own growing, and the hay was selling at \$45 per ton to those who knew that clover would not grow in the State of Mississippi. And yet here is the evidence that red and white clover will grow as finely as in Illinois." Afterwards he writes from Canton, Miss., December 23, 1874, in same paper, of a visit to Colonel John Handy—: "He has been very successful in growing clover for hay and pasturage; also white and Alsike clover. Strange as it may appear, this latter clover is of thrifty growth."

In a letter from Canton, Miss., to Forney's Press, Philadelphia (I was then corresponding for it), found in the Press, January 16, 1875, I said: "The general opinion that the South is not a good grass country, is absurd. I have bales of information to show that it is a very extraordinary grass country. Mr. Dunlap ("Rural"), of the Chicago Tribune, is thoroughly satisfied of that fact already; and no man in his senses can doubt it. In the Chicago Tribune of February 3, 1875, Dr. Dunlap writes: "There is no reason why the planters of Mississippi and Louisiana should purchase a ton of hay, as they can grow it themselves; but as they have not been accustomed to its growth it will be a long time before they will have a full home supply." (About which something after awhile.)

Take an extract from a letter of Rev. Alexander Clark, D. D., in Pittsburg Evening Chronicle, April 15, 1875: "Our friend, Col. M. B. Hillyard, lately from Delaware, now located at McComb City, Miss., has made it a special business to study the grasses and has wrought some significant results. Within a year or two the planters have seen the necessity of cultivating hay. By more than one hundred letters from various

portions of Mississippi, the testimony is that meadows are soon to become a prominent feature of the Southern landscape. We have seen clover a foot high in Pike county, Mississippi, the last week in March. We have walked over as splendid a sward in the same vicinity as ever greened the Miami Valley," etc.

Mr. Thomas Meehan, says in Philadelphia Press, of which he was then agricultural editor, in speaking of a visit with me to a prominent dairyman in Mississippi, "Old William Cobbett once said, that a grain of good practice was worth a whole ton of theory; but here tons of practice in the shape of grass may satisfy those whose theories lead them to think that grass will not grow South."

In the Indiana Farmer of December 18, 1875, Mr. J. G. Kingsbury, one of its editors, says, writing from Mississippi: "As to the adaptation of this region to the growth of our cultivated grasses, Colonel Hillyard has already given sufficient testimony in his letters on the subject in our columns. We saw bluegrass, timothy and clover all growing thriftily."

I will give a quotation from Dr. A. C. Stevenson, of Greencastle, Ind., in National Live Stock Journal, March, 1876: "The orchard grass does well, and will here make the best of pasture. I have seen a few fields of red clover and I have just cut branches nine inches long. Herds grass also is a sure crop. Timothy I have seen looking well in special localities. * * * * While clover seems to grow spontaneously, it may be seen on every cleared spot not in cultivation."

Dr. Stevenson visited me three winters, and spent his time as my guest, looking up the grass question. The older generation of Short Horn breeders will, many of them, remember him well.

Prof. R. P. Eaton, who visited me, wrote to his paper, the New England Farmer, several letters. I quote from the issue of April 15, 1876: "It has been thought that the grasses and clover would not do here, but it has been demonstrated that the idea is a mistaken one."

Let these eminent authorities and investigators of twenty years ago, suffice as witnesses. I have given them for several reasons: One great one being to show that *authorities* settled the fact that the South could raise grasses long ago. Another reason has been to show to readers of the SOUTHERN STATES that I know what I am talking about and have been in touch with this grass business South nearly a quarter of a century. I now proceed to something more explicit—my own statements gathered from testimony, my own observation and experiments, etc. It will be only necessary to quote a few names from the many from whose letters I compiled my letters to the Indiana Farmer of over twenty years ago. Mr. W. L. Noel, of Holmes county, Mississippi, writes me January 8, 1874: "The opinions and assertions of many to the contrary, I do not hesitate to state that red clover can be as successfully raised here as in the Middle States. In 1850 I plowed up ten acres of old hill land, and, in February seeded it to clover. It remained as a stock-lot until 1865. I then planted it in cultivation to kill out the curse of this country, broom-straw, which was beginning to make its appearance in the land. It is growing here now, luxuriously, on the ditches on the edge of the woods." Col. Thos. H. Dabney, of Hinds county, Mississippi, writes: "I have sown red clover two or three times, but without using gypsum or any other fertilizer or promoter, throwing the seed on land that had never had an ounce of manure applied to it, and yet the clover would grow four feet long (not high, as it laid flat down, and so thick that I could not cut it at all). The clover would have been esteemed anywhere, from the best of the tide-water country of Virginia."

Here is a letter in 1873, from Col. W. B. Montgomery, the veteran Jersey breeder of Mississippi: "I have probably two hundred acres in grass, consisting of clover, Timothy, Red Top or Herds, Kentucky Blue, and orchard. Every day this winter, the grazing on my Mahoon place has been good, and most of my cattle have had no other feed than grazing, and many of them

are in good beef order." Mr. H. O. Dixon writes January 2, 1874, from Hinds county, Mississippi: "Have experimented with clover and several variety of grasses. Have succeeded fully and profitably, but particularly with clover, having the 1st of July last cut it four feet high, and getting three tons to the acre."

I have a letter written over twenty years ago by Dr. D. L. Phares, who afterwards wrote a most excellent work on Southern grasses, and which, indeed, is now the standard authority. With a considerable experience in grass-raising, he wrote his work on Southern grasses after he became professor of botany in the Agricultural and Mechanical College of Mississippi, about 1880. It at once made him a towering name. This book ought to be in the hands of every man who is thinking of moving South, or who wants the most conclusive evidence as to the adaptation of the South for grasses innumerable. In this letter Dr. Phares informed me that he had cut over nine tons of hay per acre from red clover in one season. This was not at one mowing—two or more, and it was extra cured hay, too. He also wrote at that time (about 1874), he had a patch of clover (continuously) forty-three years old. At that time I confess to having been much staggered at this, but I afterwards found (on another sphere of operations), several virtual corroborations of this remarkable fact.

As I am writing *currente calamo* and in a very rambling fashion, I will give something that shows amazing prescience in one then deemed rather visionary.

"I know Northern men will not be more incredulous than Southern men, when I assert that with the same quality of land and same preparation, Mississippi can make first-class hay at less cost than Ohio or Pennsylvania, and that in twenty-five years Mississippi will make hay for export."

The writer of this was then professor of Agriculture of the Mississippi State University. He had been editor of the Tennessee Farmer of Memphis, Tenn., years before, and was always found at an early day sounding a note against

too much cotton and in favor of home-support and advanced agriculture. Well, advancement is ahead of its predicted hour. I have a letter, received only a few days ago, from Prof. F. W. Tracy, director of the Mississippi Experiment Station, that the export of hay from Mississippi is now very considerable to various places. And Hon. E. Burruss McGehee, of Bayou Sara, La., has long ago run out pretty much all the Western hay from his neighborhood, with his Lespedeza (Japan clover) hay. And before the southwest Louisiana rice fever broke out among the people there who have come from the West, vast quantities of hay were made from *gazon* (carpet grass), sent to Texas, brought to New Orleans, and most likely sent by sea to New York. To be sure, Prof. Phillips forecasted for timothy, for he was an ardent believer in that grass, as I shall hereafter show. But, fully ten years ago, timothy hay was made and baled by Capt. W. W. Howard, of Aberdeen, Miss., who was one of my converts to grass when I went on the Mobile & Ohio Railroad, (some fifteen years ago), to promote immigration, stock raising, grass growing and such. It was in that superb east Mississippi rotten limestone country, that I particularly devoted myself to a "campaign of education." I gave away a great deal of grass seed to induce people to try it, and I sowed Kentucky bluegrass out the car windows from Verona, Miss., to Shuqualak, and several varieties on the same and other parts of the railroad. Had I never had any other experience, my observations there would have settled all doubts as to a dozen or more grasses. There I saw Dr. Phares' statements as to the long continuance of red clover without reseeding. There I saw Simeon Orr's original clover patch, where the Duke of Noxuber once grazed—a field that had been in clover then for nearly or quite fifty years. There I saw an old field in Bermuda, and red clover on the farm of a Mr. Clay, near Muldoon, Miss., the clover sowed before the war. There I saw a fragment of a 300-acre field that Col. W. F. Sherrod had sown, under the stimulus of Simeon Orr's en-

treaty and example, away before the war, but which the cotton planters had ridiculed him into turning under—unless my recollection is at fault. And, to-day (unless things have changed since I used to haunt that locality), you may find all about the highways near the localities where Simeon Orr and Colonel Sherrod sowed their clover fifty years or more ago, red clover more common than a wayside weed.

I have studied the grasses from the Atlantic ocean into the heart of the "Rockies," and from the Southern shores of Lake Superior to the Gulf of Mexico, and I have found the South, as a whole, a superb clover country. In Louisiana, you may find along the Red River valley, and into Northwest Louisiana, red clover catching abundantly. In the rich, fat lands of Louisiana, I have seen white clover as tall as much red clover in the West. And there is hardly any clover that will not do well in much of the South.

When one remembers that Howard and Phares have written, years ago, a book each on Southern grasses, that journalists (such as I have quoted), twenty years ago, said their say; that the old agricultural reports before the war teem with attestations as to clover South; that a man with any eyes can hardly fail to find in any State from the Potomac river to the Gulf of Mexico "broad acres" of clover and fine herds of thoroughbred cattle; when we remember how the United States Government has set its seal to the fact of clover being a great success South—when all this is considered, how can a sane man doubt? Prof. S. M. Tracy, Director of the State Experiment Station of Mississippi, Starkville, Miss., has lately delivered an address that ought to be distributed by the hundred thousands. His information is no news to many of us, but he is a sort of Martin Luther of the grass reformation, and shows conclusively how the South beats the North and West on raising clover, etc. And he is the authoritative exponent on Southern grasses of the United States, and is a Northern man—a new and great accession to Mississippi. I wish I could be a little

more practical, by telling how to sow clover seed in early October—well South every time if you want success; never to sow with small grain, and expect success, if the crop be gathered; that sowing right on a Bermuda sod is the best way known to me—I have tried the silk stocking style—that clover with Bermuda will (probably) run to the end of the world without reseeding if not overpastured.

This article is too long to particularize other clovers—Mexican, alfalfa, bur and others. All are successes in proper soils. And white clover (many species) is one of the commonest and hardiest of Southern grasses. And, by actual measurement, I have known Alfalfa to grow thirty-six inches in thirty days in Mississippi. You may count, as a general thing, on pretty good late fall, winter and spring pasture, on red and white clover, from the north line of Georgia down.

In rich land (in Mississippi and Louisiana, Alabama for instance,) you will frequently find clover four feet and

more high. The crops are prodigious. And the hog pastures they make! From latitude 32° (possibly higher), and down to 30° or below, you will find red clover bearing three crops of seed.

After all, I do not consider clover nearly so great for the South as the field-pea; but I am writing for many Northern and Western readers, who think red clover is all in all.

In my next article I shall treat of Kentucky Bluegrass, Timothy, Red Top and Orchard. In growing into grass-raising, the South is merely "coming by its own." Warm sunshine, abundance of rainfall in frequent and year-round equable distribution; bountiful dews, mild winters—all these, and more, make grass-growing a laborious thing to prevent, South. All cotton agriculture has been a most laborious and expensive job, in the mere labor of keeping down grass. Sow your grass seed, and nature will revel in gratitude for the privilege of the expression of her heart, in the gladdening green of perpetual verdure.



THE PEN AND THE PLOUGH.

BOOK-KEEPING THE MOST IMPORTANT WORK ON THE FARM.

By Carlyle McKinley.

The most important question, perhaps, that confronts the farmers of the South today is, what is the lowest price at which they can afford to grow cotton, and the purpose of this article is to emphasize the all-important fact that it is a question which every farmer must answer for himself, and answer intelligently and accurately, as mistakes in the matter are all at his expense. It is a problem which he must study and solve as an individual, not as a member of a class.

It must be solved on each farm—not in “the South” as a whole. It will not be solved for any farmer until he solves it in his own case. It will be solved finally for him as soon as it is so solved. Congress, or conventions, or meetings of other farmers cannot solve it for him. No other farmer can solve it for him. Every other farmer in his neighborhood, and in the South, might solve it, haply, without helping him if he did not learn their secret and employ it for his own benefit. The one question for him, at last, is whether *he* can grow cotton at so low a cost as to yield him a fair and reasonable profit at the current price in any year; and, if not, what product or products he can substitute for it that will produce such profit.

It is not a question for conventions of farmers to settle, because the conditions of all farmers are not the same. A large farmer may be able to produce cotton for sale at a profit at five cents a pound, when his neighbor with a smaller farm and smaller means at his command, can not produce it at a *cost* of less than ten cents a pound. Some farmers of my acquaintance bankrupted themselves growing cotton when the selling price ranged from fifteen to twenty cents a

pound! Others report that they have made money growing it for sale at four cents a pound. The question of its profitableness or unprofitableness in any case depends solely on the margin between the cost and the selling price of the product; and that question each farmer must decide for himself. No one can decide it for him, whatever the selling price may be—whether fifty cents a pound or five cents a pound, or less.

These are truisms, no doubt, but that their truth is not so well appreciated by the average cotton farmer as to constitute them an active factor in the regulation of his business, will plainly appear to any one who seeks, as the writer has done, to obtain from cotton growers accurate, or approximately accurate statements of the “cost” of producing cotton. The variations in the estimates so obtained, even from growers living in sight of each other, are truly astonishing, and can only be explained on the grounds already indicated—either the difference in the conditions and management of the estimators, or their failure to keep close accounts. I have a number of such estimates before me, but need cite only a few to make the point plain.

The Commissioner of Agriculture for the State of Georgia, in 1886, estimated the cost of producing cotton in that State in 1885, after deducting the value of the seed, at nine cents a pound.

The Commissioner for South Carolina in the same year approved an estimate of about twelve cents a pound.

As this difference was too great to be reconciled, and discredited both estimates, the writer prepared a circular letter which was sent to correspondents in every county in one of the cotton

States, requesting them to obtain definite answers to a number of inquiries covering the subject very carefully, and to obtain them only from farmers who kept close accounts, so far as was practicable. A large number of "estimates" were received in response to this application, but very few proved available for use. One correspondent reported:

"I sent the circular to several of our planters, and they were all returned with the answer that they 'did not bother to keep any account as to what it cost to raise cotton,' and that they could not by any means answer the questions."

Another reported that a large farmer who rented to tenants on the share system, answered by letter:

"Several of the questions are well nigh unanswerable; for instance: 'Number of pounds of seed made?' Nobody weighs their seed. It is impossible to state the 'cost of the labor', as I do not know how many hands worked in my field. The fewest number of farmers keep accounts of any character."

These replies were made by leading and representative farmers, and are a fair example of the greater part of the replies that were received. In others, the answers to some of the questions were either indefinite, or the items of cost were combined in some cases, so that they could not be separated and properly distributed. The net result was that clear and satisfactory statements were found representing 2516 acres of cotton, scattered over eleven counties, in all parts of the State, the farms ranging in size from 13 to 600 acres, the number of hands employed on each ranging from two to forty-five, and the number of mules employed ranging from one to twenty-five. The averages obtained under these diversified conditions, it is believed, were exceptionally safe, and were accepted without challenge when published. Without giving all the details here, the following general results were tabulated:

Number of acres	2516
Number of bales (500 lbs)	1131
Average acres to bale	2 1/4
Average bales to acre, 45 per cent. or nearby	1/2
Average bales per hand	5 2/3
Average bales per mule	8 1/3
Average acres per hand	12.58
Average acres per mule	18.63
Average lint per acre, pounds	225
Average seed per acre, pounds	666

COST OF PRODUCTION OF LINT COTTON PER ACRE.

Average cost of bagging, ties, extra picking, ginning, baling, hauling, commissions for selling, etc	\$4 90
Average cost of fertilizers, including interest if bought on credit, hauling, distribution, etc.	3 17
Average cost of seed	29
Average wages	6 67
Average cost of mule	4 33
Average interest on land cultivated; or rent, if rented	1 70
Average cost of repairs, fencing, incidental expenses, etc.	93

Total cost per acre \$21 99

An independent question on the list elicited the following additional and important statement:

Value of crops made, exclusive of cotton, by the force employed in cultivating cotton, per acre	\$6 32
Value of cotton seed (15 bushels at 25 cents a bushel) per acre	3 75

Total

From all of which we obtain the following final results:

Total cost of producing 225 lbs. of lint cotton, per acre	\$21 99
If whole cost of producing the cotton and other crops be charged to the cotton, the cost per pound would be	9 3/4
If the value of the other crops and the cotton seed be deducted from the cost of producing the cotton, the cost per pound would be	05.3

It was found necessary to put the final statement in this form because it was impossible to apportion the relative cost of the cotton and the "other crops" with any degree of accuracy. Taking the calculation as it stands, and adding the fact that the average price of cotton at the time (1885) was eight and one-half cents a pound, the questions are presented at once, what was the actual cost of the cotton; whether it was grown at a profit or not; and, if at a profit, whether the profit was probably increased or diminished by the employment on "other crops" of the force engaged in the cultivation of the cotton. Otherwise stated, whether the same capital, land, labor, etc., could have been more advantageously employed—to better profit—in the cultivation of cotton alone, or of "other crops" alone, or of both cotton and "other crops" in different proportions from those adopted.

I shall not discuss these questions here. They arise naturally out of the statements which precede them, and the main purpose in presenting the statements has been to bring these questions to the front for the sake of the important lesson they must convey to the mind of every thoughtful cotton farmer. That lesson, it is needless to say, is the im-

portance to the farmer of keeping accounts, and very close accounts, of the conduct of his business, for his own instruction and guidance.

It was commonly asserted by cotton farmers in 1885-86 that they "could not grow cotton at a profit" at the price average of that season—about eight and one-half cents—and, as we have seen, their assertion was sustained by high official and agricultural authority. We have also seen, however, from the testimony of some practical and careful farmers, based on accurate notes of actual results, that they produced cotton in the year in question at a cost of three cents a pound lower than the estimate of one of these authorities, and at less than half the estimate of the other—leaving a profit of more than three and one-half cents a pound in the one case, and of more than six cents a pound in the other. The value of such knowledge of the conditions of his business to any and every prudent farmer cannot well be overestimated; and for that reason too much stress cannot well be laid on the utility, importance and advantage to him of the only means whereby he can obtain such knowledge—the resort to systematic and careful bookkeeping, or account-keeping, covering every detail of expenditure and income on his farm.

The several items of "cost" presented in the foregoing statements have changed since 1886, and have been considerably reduced in some instances. The value of cotton and seed has also been materially reduced. Is it possible, then, to grow cotton now at so much less than the apparent cost then (five and three-tenths cents a pound), as to make any profit now when it is sold at five cents a pound?

This is a vital question to all cotton growers, and most of them answer it in the negative. How many can answer it intelligently, having facts and figures to support their answer? No convention can answer it for a single one. He must answer it for himself, from his accounts, or remain in ignorance of his most important affairs, and grope his way in doubt, if not in debt, until he can so answer it.

How many can answer it approxi-

mately—or so nearly that the answer may be taken as a safe guide to their business conduct? I have before me a number of recently published answers, of which the following are fair examples.

A farmer writing to the New Orleans Times-Democrat from Amite City, La., under date of October 22 ult., says:

"The cost of raising cotton in the hills, estimating one bale of 500 pounds to three acres, is at the most moderate estimate about as follows:

Breaking three acres.....	\$3 75
300 pounds fertilizer.....	3 75
Planting and seed.....	1 50
Cultivating—plowing and hoeing.....	7 50
Picking 1500 pounds, at 40c per 100.....	6 00
Ginning.....	1 50
Bagging and ties.....	1 50
Rent and taxes.....	6 00
Hauling to gin and market.....	1 00
Total cost 500 pounds lint.....	\$32 50

"At five cents per pound for the cotton, present price, and \$3.50 for the seed, the planter receives \$28.50, and is, therefore, \$4 loser. In this estimate no account is taken of the expense of repairing fences, cost of tools, preparing land for the plow, services of overseer or manager, nor investment in live stock. It will be plainly seen that the cotton planter is bankrupt, and, of course, many of the cotton factors and furnishers of supplies will go down with him in the general wreck."

The cost of raising cotton, according to this estimate, and counting the value of the seed with that of the lint, is five and seven-tenths cents per pound—without taking into account the several important items of expense which are excluded. What it would be with these items included, we cannot guess; but it would be considerably more than five and seven-tenths.

A writer in the Liverpool Daily Post says the following items were collected by himself in Central Texas last season.

"Cost of production in Texas per acre to yield on an average, say 250 pounds lint:

EXPENSES.	
Rent per acre.....	\$4 00
December and February breaking.....	2 75
Planting and cotton seed.....	50
Plowing four times.....	2 00
Chopping after second plowing.....	62
Hoeing out after chopping.....	50
For picking 750 lbs. seed cotton at 60c per 100 lbs.....	4 50
Marketing.....	75
Ginning, baling, bagging and ties.....	1 50
	\$17 12
Less proceeds of cotton seed sales.....	3 00
Cost per pound 5.65 cents.....	=\$14 12

The Agricultural and Mechanical College of Texas, published in March last year the following statements from "five cotton farmers," as to the cost of production per pound for cotton sold at home or in the local market, and "no charge made for shipping or handling:"

	CENTS.
Without using any fertilizers.....	\$0 0 62
	05 47
	05 24
	05 00
	05 66
Average 5.20 cents per pound....	= \$0 25.99

In none of these cases, it is seen, is any account taken, so far as stated, of the work done on other crops on the same farm, or of the value of such crops or other products, in relation to the cotton crop. Nor is the effect of such values in determining the question of the profitability or unprofitability of cotton growing considered in any of the numerous "estimates" which I have, or in any I have seen.

I regard these omissions as fatal to the value of all such estimates, and to enforce this view on the attention, if not the acceptance, of persons interested in the question of the "cost of cotton production," refer them again to the statements presented in the early part of this article and the very important difference in the results exhibited by them according as the value of other crops is included in the calculation, or excluded from it. In the one case the cotton "costs" nine and three-quarter cents; in the other it "costs" five and three-tenth cents. In the one case the farmer grows cotton at a profit; in the other he grows it at a loss.

Which is the true result? What farmer can answer? Certainly it is proper to add the value of the cotton seed to the value of the lint in determining the cost of producing the lint. Why is it not equally proper to add the value of all other products and crops of a cotton farm for the same purpose? By so adding them cotton is shown to have been grown at a good profit when it sold at eight and one-half cents a pound. Can it be grown at a profit now, under the same conditions, when it is selling at five cents a pound? It is an eminently practical question.

And the consideration of it raises

other practical and important questions. Under the conditions stated, is the profit wholly or mainly from the cotton crop, or from the "other crops" and products? Would the profit be increased or diminished by growing cotton alone? Would it be increased or diminished by growing the other crops and products alone? Or is it due to growing cotton and "other crops" together.

The solution of the important and vital problem which now confronts every cotton farmer is to be found in the correct answer to these questions. Blessed is he who can answer them correctly. I am inclined to think that the true answer is indicated by the last question; that is to say, that the profit is due to growing cotton and other crops together on the same farm, at the same time, by the same force—thereby giving full employment to the force, at all times and seasons, permitting the conduct of various small and incidental, but profitable, ventures which otherwise could not be undertaken, and so obtaining the largest possible measure of returns from the capital, land and labor actually employed.

I shall not undertake, however, to give the true answer. The data from which to derive it is wanting. The question is a practical one, and must be answered in a practical way, by practical means. Probably, it can only be answered certainly and satisfactorily by careful experimentation; the best way to answer it, perhaps. There is nothing to prevent any farmer from trying the experiment for himself on his own farm in three successive years. Most farmers have tried the first plan pretty fully already, and found that it does not pay at any rate. It would be enough, therefore, for one who has not done so already, to try the other two.

But whether the plan is tried or not, and whatever plan is tried, I submit again that the only possible way in which any farmer can hope to farm successfully and avoid mistakes and losses and mysterious, but wasteful leaks, is to keep accurate accounts of the conduct and condition of his business from day to day, so that he may be able to determine which crops pay for the labor and care

and money expended on them, and which do not; which pay most and which least, and to regulate his business accordingly—like any other business man. This involves some trouble, of

course, but it is better on the whole to spend a few minutes every night in “keeping books” than to spend whole days and months in hard and unprofitable labor.

WHAT OF THE NEW SOUTH?

SOME VIEWS OF A RECONSTRUCTED YANKEE.

By Frederick B. Gordon.

—The eyes of the investment world are to-day turned more inquiringly than ever before to the South, materially the richest section of North America. With the markets of Christendom open and with the competition of all countries to meet, the manufacturers of the United States plainly see that good dividends now depend on the close proximity of the factory to the raw material and cheap power. Furniture factories seek the forests; flour mills travel Westward with the wheat fields; metals will be worked near the mines; and those who spin cotton will inevitably spin it where it grows.

So the South, rich in cotton, coal, wood and iron, with equable climate and the minimum of living expense, becomes the cynosure of the manufacturer and the capitalist.

To the Northern man, however, an admission of the South's material advantage is one thing; the question of investment or residence there is quite another. The latter proposition involves so much relating to his personal comfort, his health, and to many other points of peculiar and important consideration, that it is the writer's object to briefly touch on some phases of a Southern experience and to incidentally enlighten any inquirer who may be looking Southward.

NORTHERN VIEW OF SOUTHERN LIFE.

How well I remember some fifteen years ago when contemplating going South I was solemnly warned by a Boston friend (of average information on other subjects) that it would be a

question of a few weeks before I would be assassinated, and that if I should escape a violent death it would be only to suffer a lingering one from malarial fever, as quinine was “regularly served three times a day on all Southern tables.” While this statement could have been as truthfully made regarding any New England State as about the South (so utterly absurd was it in fact), yet the average Northern mind is filled with the vague fear of Southern unhealthfulness.

Picture a swamp alive with alligators, throw into the foreground a couple of long-haired “Crackers” of the Thos. Nast stripe, Bowie knives and all, and you have the usual New England ideal of the Sunny South.

Come South, young man, and you can find scene after scene that is as typically “up-to-date” in point of civilization, education and culture, as you can find in Maine or Minnesota, in Connecticut or California. In any Southern town of fair size you will find the same sort of factories, stores and shops; the same schools, churches and libraries; the same organization devoted to the study of literature, music and art.

In the country you will see prosperous farmers cultivating the most generous and prolific soil in this wide country and living peaceably with the negroes, the best-cared-for laboring and tenant class on the face of the globe.

AS TO SOCIAL AND POLITICAL OSTRACISM.

One approaches this phase of the Northerner's life South with a faltering

pen. To disabuse the Northern mind of its ingrained error on this subject would probably take, in most cases, a course of local treatment of many months duration.

Probably more absurdities have been written on this subject by people who came South on fool's errands than on any other sectional question in the history of this country.

The true Southerner is nothing if not a gentleman, and he treats his Northern brother who becomes his near neighbor just as he would expect to be treated were the situations reversed. Much that has been written about social ostracism South has sprung not from the political faith of the one who felt ostracized but because in many cases the new-comer, perhaps of indifferent social status in his old home, seemed to be very much of the opinion that because he was from the North he should at once be welcomed to the inner circle of society, no matter how exclusive, or taken to the bosom of the first family he ran across.

The Southerner naturally draws the line on the Northern-born politician who hobnobs with the colored brother for revenue only; but for the Northern business man, farmer or tourist, no matter how ardent his republicanism, he has a hearty welcome and a respectful consideration.

EFFECTS OF THE CLIMATE.

Any young Bostonian or New Yorker who will come to Georgia and invest his money in manufacturing or selling merchandise in competition with the young man of the New South, and succeed will not have time to consider whether the climate is enervating or not; he will simply have to be everlastingly up and doing. His health will take care of itself and he will find a climate excellent and charming in many respects. The summers are longer than those of the North, but not so extreme. The winters are—well New York's October six months long—think of it—Indian summer for half the year. Just one taste of a genuine Southern winter and you will make up your mind to stay here all the year around rather

than miss it. If the farmers of the Northwest were fully posted as to the advantages of the Southern climate and soil there would hardly be land enough to go around. There has not been a Georgia crop burnt up by the sun in the memory of the oldest inhabitant, and as for the other extreme of temperature, all Southern thermometers might as well be constructed without a zero point, for the mercury was never known to go that low.

THE NEGRO OF THE SOUTH.

Of this "bone of contention" volumes have been and probably are yet to be written. As a psychological study the negro is past comprehension. How a well-informed Georgia darkey does love to get hold of a fat subject (sympathetically speaking) from the heart of New England, and draw him out and assist in coloring his inherited ideas of the aforesaid darkey's state of woe!

To one who has lived South and understands the true relations between the races, the demeanor of our colored friend under these circumstances has a flavor of irresistible humor.

The well-fed country darkey, whether working for "standing wages" or "on shares," always manages to eat up and frolic away his income before it comes in. He keeps no accounts; and with the balance against him at the end of the year, he naturally attributes his position to the dishonesty of his employer or landlord. Wicked men everywhere take advantage of the ignorant, but my observation and experience has been that the large majority of Southern planters treat their help fairly and get little credit for it.

The ex-slave holder is the best friend the Southern darkey has, and understands him better than anyone else can. Repeatedly have I seen the old and infirm negro tenderly cared for and decently buried by his "Ole Marster," who was actuated solely by a kindly feeling for his former slave.

Many of the colored race have two unfortunate failings, which are characteristic of all ignorant races. One, a lack of ability to adhere to the truth, and the other a marked ability to ad-

here to the small belongings of their white neighbors. As laborers and servants they are peaceable, faithful, docile and warm-hearted.

They are emotional and immoral; ambitious to attend school and ardent in religious worship; have a wonderful gift for melody; and when chickens and watermelons are ripe are never known to starve. The "race question," so called, is working itself out in a practical common sense way, just as it would be in Massachusetts if half the population were composed of negroes.

I have only one suggestion to make to any one wishing to swell the fund so nobly contributed by the philanthropists of the North towards the advancement of the colored race, and that is—spend one year South in actual observation before you contribute a dollar.

SOUTHERN HOSPITALITY.

A hackeneyed phrase, perhaps you will say (with a laughing sneer about provincialism), and if you do I will know that you bought your "Southern hospitality" at so much a day in a Florida hotel. You have never been waked by an old Southern cook "beating" biscuit for breakfast, or eaten hot waffles with "native" syrup in a genuine Southern home. The Southerners have the politeness of the French without any insincerity, and when a Georgian opens his heart and home to you, you get everything that makes one man love another. He may candidly admit that Sherman is not his patron saint, but he will not discount his hospitality if he finds you served under him. No coloring of words can be an exaggeration of this Southern characteristic. To be realized it must be enjoyed—once enjoyed, all prejudice will be melted out of your "opinions" and you will realize that in this blessed union of States we are all one, and that the accident of your nativity in a Northern State is not a birthright of superiority after all.

CHURCHES AND SCHOOLS.

Here are two surprises for you, especially if your life has been spent in one of the Eastern cities largely populated by foreigners. First, the ortho-

doxy and Sabbath observance of the people; and second, the progress of general education. The many "isms" of liberal thought in religious matters are comparatively unknown even in the larger cities of the South. The denominations are few and the churches adhere to the simple faith and service of the New England churches of fifty years ago. Church attendance is remarkably large in view of the temptations of the climate to out-door pleasures on the day of rest.

Of the progress of the schools in the South the North is not well informed. The public school system, well organized and well equipped, prevails in all the principal cities and towns. The common schools of the country are better cared for each year by the various States and at the last census will show the remarkable progress made. One point in the problem of education at the South is little noted by the North, and that is the double burden placed on nearly all Southern communities to provide equally for both white and colored pupils, the percentage of non-taxpayers who enjoy school privileges thus being very much larger in a Southern town than in one of equal size at the North.

INDUSTRIAL DEVELOPMENT.

The industrial development of the South is the wonder of the nineteenth century. That the States devastated by war should within less than two score years regain their capitalization is without a parallel in history. Energy developed by necessity, coupled with vast natural resources, have saved the South. Cotton, the former king, now shares his throne with coal and iron. The South is in the saddle—commercially speaking. If you doubt it, consult the statistics of the last census. No section of this country withstood the panic of '91-'92 like the South. If you doubt it, ask the bankers and merchants of New York city. Misrepresentations by Northern politicians no longer prove a stumbling block to Southern progress. Business men look at facts, and facts are favorable to the coming section of the United States.

A SOUTH CAROLINA RICE PLANTATION OF "YE OLDEN TIME."

By Arnot Chester.

The culture of rice, in common with all other branches of agriculture, has undergone such radical changes within recent years that a brief description of the primitive methods in vogue in "the fifties" may not be without interest to the readers of today?

Such a description will at least serve to show that the attainment of the best results is not necessarily dependent upon the use of the complicated modern appliances now considered essential, but that our fathers in their own time and way (rude as that "way" may seem to us!) managed to achieve success and to reap literally and figuratively a "golden harvest" from the soil!

Let me then begin by confessing that, in the days of which I speak, the numerous labor-saving machines, so common at the North, if not quite unknown, were yet rarely to be found on the rice plantations of the Carolina coast, the only agricultural implements in general use being the hoe, rake, spade, plough and harrow; nor did even the ploughing conform to conventional methods, for the rich, black, alluvial soil of the rice fields was so heavy that mercifully-inclined planters employed oxen instead of mules to draw (or more accurately to drag) their ploughs through the stiff loam.

This peculiarity of soil is easily understood by those acquainted with the topography of the tidewater rice plantations, where the fields always lie in bottom land below the level of the adjacent water-courses, from the overflow of which they are protected by high dikes, or "banks," as they are called in Carolina. These banks are provided at convenient distances with "trunks" (sluice gates), by means of which the fields were irrigated at certain

stages of the crop's growth, the system of culture pursued being exclusively the water culture. The fields were intersected by ditches, large and small, running at right angles with each other. Through the broadest of these, the "trunk docks," they were called, which constituted the "main arteries" of the system of irrigation, boats passed from the river or creek outside the banks into the fields within at harvest time to collect the cut rice and convey it to the distant barn-yard. These boats, known in Carolina as "flats," were very large bateaus, possessing neither keel nor bow, and were propelled by long, heavy oars, with which the flat was either rowed or poled along, according as it was navigating the inland or the outside water. But I seem to have begun backwards somehow, for I am harvesting the crop before I have planted it!

To call a halt and begin at the beginning, the first step then each season in preparing for the next year's crop was "burning the trash," which was done in the late autumn or early winter; not only the stubble remaining in the fields had to be got rid of, but a large collection of drift debris deposited upon the banks by the successive inundations. This was raked together in heaps and set on fire, and for several weeks an atmosphere of smoke hung over each plantation. Though somewhat unpleasant, however, these fires were never dangerous, for they were confined to the fields and banks, from which the buildings on a rice plantation were always far removed, these standing upon firm, high ground—generally speaking, upon a clay bluff or a sand hill. After the trash burning came the ploughing, and pretty stiff work it was, even for the oxen. Had Cincinnatus been obliged

to drive his longed-for plough through rice-field mud, he would probably have thought a second time before abandoning his civic honors to return to it. Patience and perseverance accomplish all things, however, and in the course of the winter the ploughing was done, and thoroughly well done, too! Next came the breaking of the clods, first by the harrow and then by the hoe. By this time it was March, the planting season. The *modus operandi* of this process was as follows: The "drivers," as the leaders or "bosses" of the negroes were called, with stakes and line marked out the furrows and the hands hoed them. To each worker were apportioned so many "rows." They were very shallow depressions about five or six inches apart running the whole length of the field. When this part of the work was completed the next step was to prepare the grain. The seed rice was carefully dipped in wet clay to make it heavy and sticky, and to prevent its rising to the surface when the water was turned on (or to use the plantation diction, "when the fields were flowed.") This "claying" being accomplished, the "hands" were divided into two "gangs;" the first gang went through the fields scattering the grain, which was carried in great rush baskets, by handfuls into the furrows, and immediately behind came the second gang armed with hoes to cover the rice before it could be seized upon by the ever-watchful birds, who seemed to be as well informed as the planters themselves on the subject of seed time and harvest. As soon as the grain was planted the sluice gates were opened and the fields inundated, the water being allowed to remain on them till the rice sprouted. This flowing of the fields was called "the short water" to distinguish it from "the long water," which came later in the season, generally about the end of May or the first of June, and was allowed to cover the rice for six weeks. It was when this "long water" was drawn off that the miasma from the fields was considered dangerous. Until the end of May families could remain on their rice plantations with impunity, and, indeed, these old plantations were pictures of loveliness during the spring

months. Over the lowlands was spread a carpet of the most vivid emerald, for nothing could be more brilliantly green than the rice fields when they emerged from their "short-water" bath, while the woods of the highlands were gay with wild flowers and the gardens were one mass of bloom!

This, however, is an aside!

From the time the first water was drawn off to that when the second was turned on, the only labor to be performed in the field was to keep the rice free from grass. Constant hoeing between the rows and weeding by hand among the rows was necessary; "pulling grass" the negroes called it. After the "long water" the need was the same, but by that time the plant was stronger and required less delicate manipulation. From then on till harvest time the work was light; but with the ripening of the grain, incessant vigilance was necessary to prevent the wholesale depredations of those most rapacious marauders, the rice birds. It seems absurd to say that the planters dreaded these tiny foes, but those who have ever watched a cloud of rice birds hovering over a field of ripe rice will understand that this bird pest is only second in destructiveness to the "locust plague" of Egypt.

With the harvest season began, by long odds, the heaviest work of the plantation, the entire force was turned out, and each able-bodied man and woman was expected to do a "full task," as the day's appointed labor was called. The men went ahead with their reaping hooks, and close behind followed the women, who deftly spread the cut rice upon the stubble to dry; it was not left there long, however, the danger from bad weather was too great. As soon as possible the grain was bound into sheaves and removed from the low-lying fields to the great security of the high and dry barnyard. There it was stacked into ricks some ten feet high, there to await the process of threshing.

Now I am not depicting an Eastern scene, but describing an ordinary South Carolina rice plantation when I say that this threshing was done by men and women with flails, the grain being spread

out before them on a floor of asphalt! (As some of my readers may be too "modern" even to know what a flail is, I shall describe one. The flail is composed of two long, stout sticks fastened together by a strong hinge of leather, and its use consists in beating the grain loose from the straw by a series of vigorous strokes.) After the rice had been separated in this way, however, there was still a large admixture of chaff adhering to it, from which it had to be freed by winnowing.

On every plantation stood an odd-looking building resembling a large, square room on stilts some twenty feet high; this was the "winnowing house." A high flight of open, outside steps led up to it, and in the centre of the floor was a large trap-door. There the rice was brought as it was threshed out, and on windy days it was thrown through the trap to the threshing floor beneath, where, as it fell, it was carefully swept up into heaps with "brooms," composed of bundles of dog fennel twigs, by the old women of the plantation on whom this light duty devolved. Then the younger women shoveled it back again into baskets and carried it to the barn, where it remained until shipped to the pounding mill, there to undergo the final process of separating the husk

from the grain, or, in other words, to be converted from the "rough rice" of the plantation into the "clean rice" of commerce. In very early days even the pounding of the rice was done by hand in a mortar on the plantation, but that was generations before the time of which I write.

Very primitive, almost barbarous all this sounds, no doubt, to modern ears, and yet these old planters managed somehow to make such handsome incomes as quite to excite the wonder and the envy of their "progressive and "advanced" successors; and the rice they made was noted in the rice market both for its abundant yield and for its superior quality.

In spite of Carlyle's assertion that "there are no such liars as figures, except facts," statistics still continue to carry weight. I therefore append the following tabulated statement (for the accuracy of which I can vouch) in proof of my assertion that rice-planting was a profitable industry in the days of our fathers and grandfathers.

Extract from the private account book of a South Carolina rice planter for the years '43, '44 and '45:

1843. Acres.	Bushels. Per Acre.	Bushels	Net.	Cents. Per Bus.
356	52.46	18,558	\$13,039.13	70.48
1844. 352	55.13	19,373	\$15,335.18	79.30
1845. 352	46.219	16,411	\$19,297.97	117.97

GEORGIA PEACHES.

The peach crop of Georgia promises to be the greatest ever produced in the State. All indications point to an enormous yield. Moreover the industry has been greatly extended within the last few years, and many thousands of young trees will come into bearing this year.

Georgia is becoming as celebrated for its peaches as Florida for its oranges.

The center of the most noted peach growing area is Fort Valley. In the immediate vicinity of Fort Valley there are a million and a quarter peach trees, of which probably three-fourths will be in bearing this year. The largest single orchard is that of the Hale-Georgia Orchard Co., of which Mr. J. H. Hale, a celebrated Connecticut peach grower, is president. This orchard contains 100,000 bearing trees. Mr. Hale, in a letter to the SOUTHERN STATES, estimates that if no serious injury comes to the crop now in sight, there should be shipped from Fort Valley Station this year at least one million crates, each holding six four-quart baskets; five to six hundred crates to a car. This would make 1600 to 2000 car loads from Fort Valley alone.

Mr. B. J. James, of Fort Valley, besides being one of the largest growers in the peach belt, is superintendent of eleven orchard companies whose stockholders live mostly in Ohio. These companies, with an aggregate capital of \$300,000, own 8268 acres of fruit land, on which there are 534,000 peach trees, 10,000 pear trees, 3000 plum trees, 36,000 grape vines and 500 apple trees.

In a recent interview with a correspondent of the Constitution, Mr. James said:

"A horn blown at my house will be taken up in orchard after orchard until the sound travels twenty-two miles, and still you are not out of sight of peaches. My telephone system, which I have put

in this year, makes a circuit of fifteen miles, reaching the headquarters of each orchard. By this means I am in communication with the entire property, and by an ingeniously arranged map, on which the orchards are divided off into blocks of 5000 trees each, each row numbered, I can by telephoning direct attention instantly to any tree I want attended to."

Marshallville is another important centre of the peach industry. This is the shipping point of the Rumph orchard, owned by Mr. Samuel H. Rumph, who is really the originator of peach growing as a business in Georgia. Mr. Rumph was born in Georgia forty-three years ago. His orchard contains 60,000 peach trees, 15,000 plum trees and 30,000 raspberry bushes. He has just started another orchard with 60,000 peach trees. He has sold one year's crop of peaches for \$52,000, another for \$64,000. And this was when his orchard was much smaller than it is now. Many of his trees will bear fruit this year for the first time. He has refused an advance offer of \$90,000 for this year's crop. It is not from the sale of peaches alone, however, that these growers make money. The sale of nursery stock adds enormously to their revenue. Mr. Rumph, for example, has on hand plum, peach and pear slips from which he will realize this year not less than \$70,000. These will be shipped to every part of the country, from Canada to Texas, and from Maryland to Oregon. Some of the other growers do an equally large nursery business relatively.

The country about Tifton, in the wire-grass region, is coming to be one of the conspicuous fruit growing areas. Last year when the crop was a failure almost everywhere, Tipton had peaches for shipment and sold them as high as \$9.00 a crate.

The Georgia peach has no superior in America in point of flavor. A variety known as the Elberta, which was propagated by Mr. Samuel H. Rumph, and is of comparatively recent origin, combines in a remarkable degree, size, color, flavor and shipping qualities, equalling the best California fruit in the two first-named particulars, while being much finer in flavor than anything grown in California.

This section promises to rival California as a fruit country. It has been visited by many of the best known fruit growers of the North. Two years ago a delegation from the American Association of Nurserymen went down there, and after investigation declared that they had never seen anywhere in the United States such a country for fruit. Mr. J. H. Hale, of South Glastonbury, Conn., president of the Hale-Georgia Orchard Co., who is generally considered the best informed peach man in the country, and who was in charge of the horticultural department of the last United States census, in a speech at a meeting of the American Association of Nurserymen at Minneapolis, said:

"Having visited every fruit section in the United States—every fruit-growing section in every State in the Union, and had my peach eye open, because I love peaches and peach culture—I just lost my head when I got in that section of Georgia, and I do not think that, California excepted, there is another such district in the United States for the growing of fruit. If you go right south thirty miles from Macon you will find brown, chocolate-colored, loamy soil, with a splendid clay bottom. It is a magnificent soil, easy to work, and the peach trees going down into that red clay, it does produce fine colored peaches, and they look better and taste better than those of California."

Here is an extract also from the New York Tribune: "There is nothing at the fancy fruit stores on Broadway at present more attractive and refreshing than the beautiful dark, red-cheeked Elberta peaches from the orchards of

Georgia. They are larger than the peaches produced for this market on the Delaware peninsula and New Jersey, and by universal consent much more delicious than the Northern fruit."

Before and during the season buyers from all parts of the country gather at the peach centres, and the competition between them ensures honest prices to the growers. Some growers gather, pack and ship their fruit themselves, consigning it to commission merchants in Northern cities; others gather and pack their fruit, but sell it to buyers at the nearest railroad station. Another custom is to sell the crop on the trees at so much per crate, whatever the yield may be, the buyer to pick the fruit. Still another plan is to sell the crop on the trees at a stipulated price for the whole. The profits in peach-growing are enormous. The trees in this section will begin bearing two years after planting. At four years old they ought to bring \$150 to \$200 an acre net. The small growers have done as well proportionately as the owners of large orchards. Small orchards of one to ten acres have brought the owners from \$300 to \$500 and more per acre.

The great profitableness of the business is due to the fact that the fruit from this section gets into the Northern markets several weeks earlier than the product of more northern orchards, and the prices received are many times greater than can be had later in the season, when the fruit has become more plentiful.

The ownership of peach orchards by persons living elsewhere and engaged in other business, promises to become a favorite channel for investment as it becomes generally known that an orchard of any size, from five acres up, need not cost, including price of land, planting trees and cost of care and cultivation up to time of bearing, more than \$75.00 to \$100 an acre, and that it will begin in four years yielding a net revenue of \$100 to \$300 and more per acre, according to the condition of the crop.

WHAT THEY THINK OF THE SOUTH.

A Continuation of the Series of Letters from Northern and Western Farmers and Business Men who have Settled in the South.

What an Illinois Man Thinks of Arkansas.

E. M. PHILLIPS, Little Rock, Ark.—Having recently completed a trip by private conveyance of three hundred miles through a portion of the upland region of Arkansas, the writer feels better equipped than ever before to write understandingly of the inducements this State has to offer to the immigrant, and to weigh its advantages against its drawbacks. Coming from Illinois twenty-six years ago, leaving Chicago in a heavy snow-storm in March, and in a week—the time it then took to make the trip—finding fine summer-like weather here in Central Arkansas, with peach trees showing their fruit, such a favorable impression was made that this has been my chosen home ever since.

Now one can take a train at St. Louis and in twelve hours he is in Central Arkansas, leaving the horrors of long, cold winters behind him.

But to come back to my late inland Arkansas trip and what it revealed of opportunities for home-seekers. "What about the people?" you ask. Every night a stop was made at a farm-house and we were welcomed; they fed us with the best they had; salt meat of their own curing, corn and wheat-bread from grain of their own raising, potatoes, onions, cabbages, butter, chickens, eggs and fruit—the products of their own farms.

This portion of the State is a timbered country, and most of the houses are hewn logs with stone chimneys at either end; substantial and comfortable structures built by the settlers themselves.

Apple, peach and plum trees flourish and bear abundant crops almost every year, and near each house is a perennial spring or well of excellent water. Corn-cribs were full, hogs were fat, cattle

sleek, horses and mules full-fed and frisky. On the road we met a drove of fine fat Poland-China hogs, nearly two hundred in the lot, being driven to the railroad for shipment to St. Louis. Another day we passed a herd of fat cattle on their way to Little Rock, the capital of the state. Every day on the road out two-horse wagon loads of live chickens or apples hove in sight, bound for the market.

"But did you not see any desperadoes, any wild-eyed, long-haired cut-throats with bowie knives and pistols?" Not one, Mr. Editor, in all the long trip; not one person did we meet who was not a quiet, orderly, law-abiding citizen.

We saw plenty of children with books and slates going to school, but not a single hoodlum or rowdy; and in not one of the towns we passed through, five or six in number, is there any saloon or place where liquor is sold. Where there is no liquor there is very little crime; and of the seventy-five counties of this State, over forty have adopted the State local option law, and have peace and good order.

In all our trip, which was in the central and northern parts of the State, and away from railroads, we saw but two or three negroes. This being what is known as a white man's country, the negro question cuts no figure here; the black population is to be found on the flatter, alluvial and more exclusively cotton lands.

But about the immigration movement to this State. At St. Louis, at the exposition, in the months of September and October of last year, I interviewed hundreds of persons who were or had lately been trying to make a living as farmers in the Northwestern States. They all spoke of the great exodus of

people from the arid parts of those States, where crops have failed year after year for want of seasonable rains, and they expressed themselves as delighted with the samples of wheat, corn, clover, hay, sorghum, hill rice, Irish and sweet potatoes, beets, onions, pumpkins, apples, peaches, pears, grapes, etc., on exhibition there from this State.

They could hardly believe their eyes, but when told the counties, and even the names of the farmers who raised the different products, their incredulity was changed into wonder and admiration, and many of them at once bought excursion tickets and went southward to visit our favored State.

They asked many questions, however, one of which was: "Is not the weather very hot in Arkansas in the summer?" and when we showed them by the official returns of the U. S. Signal Service that the thermometer neither rose or averaged so high in the summer months in Central Arkansas as in Wisconsin or New York, they gave up their erroneous ideas.

In regard to healthfulness I quoted my own experience during twenty-six years residence, and the returns of the U. S. Military Stations which prove that Arkansas is the most healthful of all posts at which troops are quartered. "But you have swamps that are not healthful," said some. Yes, I answered, but you need not live in or near them. We have in the State millions of acres of good lands subject to homestead entry, or that can be purchased at low prices and on easy terms from our railroad companies, lands similar to those of Western New York, Pennsylvania and Ohio, and just as healthful, that invite industrious immigrants to settle upon them. I can safely say I know of no State or Territory in the Union where so many natural advantages exist.

"What are they?" Let us recapitulate them. Good health; delightful summer and winter climate; excellent water; plentiful supply of fine timber for building, fencing and fuel; unsurpassed building stone; rains well distributed through the year so that success in agriculture is assured and stock never suffer for water; the finest of fruit; excellent water power

fed by perennial springs; an early spring in which to sow and plant and a late fall in which to mature and gather the products of field and orchard; a peaceful, law-abiding people who welcome immigration; an efficient school system, patterned after that of the most advanced Northern States; good temperance laws, well sustained by the people; a stringent law against the carrying of concealed weapons, which is enforced.

With these advantages it is no wonder that great armies of immigrants are pouring into this State by railroad and wagon, coming mostly from the regions of the Northwest, where they have been almost frozen to death in the long cold winters, and parched and burnt up in the dry summers. From St. Louis, Chicago and Kansas City, twice per month, special excursion trains are run with low ticket rates, and these are crowded with anxious home-seekers, who, when they have seen with their own eyes that "the land is very good, a place where there is no want of anything that is in the earth," buy lands and farms; and these are certainly but the advanced guard of the hosts to follow. The people are coming by thousands and hundreds of thousands, and the result can hardly be otherwise than that the population, which now numbers something over one and a quarter millions, will in the next ten years be doubled, and prices of lands here greatly advanced.

In addition to its agricultural resources this State has most wonderful mineral wealth, great forests of pine, oak, hickory, ash, gum, elm, walnut, cedar, cypress, and other valuable timbers, and a fine system of railroads, but of these latter advantages I have not room to enlarge upon in this letter.

The Climate Makes Life a Luxury.

J. H. BEST, Barium Springs, Iredell county, N. C.—I came here for health from Rensselaer county, N. Y., in the fall of 1870. I did not expect to live long, but I am 73 now and have neither pain nor ache. I walked 15 miles yesterday and could do it again to-day. When I came five miles would have been too many. I cordially endorse the

remark of a very intelligent New York lady now living in Western North Carolina. "The climate is simply delightful," and this after a residence in Italy! The Presbyterian Orphan's Home is located here on the highest point of land between Charlotte and Statesville. The infirmary has not been occupied by the sick because they have not had any. There are two or three springs that seem to heal nearly all manner of skin disease. People come with horrible looking sores and in two or three months go home perfectly well, but there are no hotel accommodations any nearer than Statesville, four miles. The land varies from sand to clay, some rough, some smooth, as it is in all this Piedmont region. Clover and orchard grass will grow well on any of this land. I sold my farm of 130 acres in New York, just five miles from the city of Albany, for \$10,000, and I have no hesitation in saying that the land here that can be bought for \$10 or \$15 per acre is much better than land that I have seen sold for more than a \$100 per acre and then, the *delightful climate* makes life a luxury.

How a Wisconsin Man is Pleased in Texas.

OREN B. GERRELLS, Corpus Christi, Tex.—I have lived in Sheboygan county, Wisconsin, forty years; followed all manner of farming, also milling. In 1876 I came to Texas and roamed over the best portions of the State on horseback, as there were then few railroads.

In 1890 I sold out my Wisconsin home and moved direct to this county. So far I have succeeded well and am well satisfied. I am located on eighty acres three miles south of the city of Corpus Christi, on what is known as the "elevated level sandy prairie." This belt is apparently a dead level, yet it is a little undulating so as to run off surplus rainfall.

I am cultivating thirty acres only, as that is all I have broken. This is fine garden land and so level I could roll a ball from one end to the other if it were hard enough.

We are considerably south of the line of Tampa, Fla., so, of course, are

in nearly the most southern part of the United States possible to live in. Our land is thirty to forty feet above the sea, and as rich as land can be. Some is black, sticky, some black, sandy, other all sand, and it is possible to select an eighty acre piece with all three kinds nearly equal, yet not have a waste spot as large as your hand on any of it. We do not raise grain here for our land is better adapted to gardening. While the elements of our soil are exactly right for the production of small grain, yet the heavy dews and salt atmosphere are apt to rust it if allowed to mature. One grain of barley, which accidentally grew here last year, yielded 124 stalks 3 feet high, all with long handsome heads. However, we do not want to raise grain, even at that rate, for we can make a better profit out of such things as cabbage, cauliflower, onions, cantaloupes, watermelons, cucumbers, tomatoes, etc. We regularly depend on two crops a year—vines in spring and plants in fall on same land. The delicate yams, sweet potatoes, cassava or manioc do their best on sandy soil. We may have our crops on the market earlier than any other portion of the United States. We never have a frost hard enough to kill cabbage, cauliflower, onions, etc., if well started in September or October. Our harvest comes in May and June and December, January and February. This gives us July and August for pleasure and it is then the tarpon bites best. We either sail or drive out to the great Gulf of Mexico, about twenty miles distant, and camp a week or so, taking our families along. The children may play alone, as there are no steep banks or sudden deep places, no stones or rocks, no dangerous insects or reptiles, but pretty shells, sand crabs, sea birds, kangaroo rats, etc. The impatient man may walk down the shore and view the wrecks; many prefer to stand on the beautiful shore and cast out a line a 100 feet and draw in fine red fish, sea pike, speckled sea trout, tarpon or great silver king, gar, stingray and many other curious specimens of the finny tribe. Yes, it is fun—exciting, too. I like it much better than standing behind a dusty threshing machine on a hot day.

We may spare a day or two in winter now and then to hunt the geese and ducks, the cat or javelines. Some deer remain, but they are not very numerous.

In the North our dollars are made very hard. It does not pay to raise grain or to sell milk at 55 cents a 100 pounds, neither does it pay to cut hay and save fodder all summer to feed to cows in winter, buying additional feed to mix with it. It does not pay to get six men together on a zero day, shovel out the horse power from a six foot snow bank, heat the oil, then hitch on an uneasy, shivering team, which go so fast it makes all hands perspire, get in a hurry, run the wrench through the \$100 feed cutter, have a general smash-up and suddenly cool off too sudden, catch a severe cold, get the la grippe, then consumption, then believe it is time to go South. Perhaps the same day we here are running our improved planet, jr., and garden tools in soil that is rich and black, with no stone or gravel as large as a peach pit, no lump of clay, no stump or stick to interfere, going along so smooth we forget the labor in it. Our long rows are so straight that not a deviation can be detected. No, my Northern brother, we here do not spend our lives turning round in a half bushel. We have room, and one of the finest climates on earth. No one need get sick here if he comes here well. When I came I had catarrh, cough, dyspepsia, rheumatism and what not. Every spring I had the influenza, or grip, and my children were fast getting the catarrh. It has only been a little over three years now, and all our chronic ailments have disappeared. We have not had a sick day nor have we missed a meal. No lame leg, but perfect health, and sound sleep at night. However, if you are well-to-do, have good health, you could not, in my opinion, move anywhere to advantage. After one gets fifty years old, and accustomed to a home, even were it in Siberia, it is then hard to adopt one's self to new surroundings, new farming, etc.

Yes, we are glad we came here. We are glad we swapped our high-priced land in Wisconsin for ten dollar an acre

land here, within three miles of the county seat, on the beautiful shores of Corpus Christi bay. Come and see us. Come and hear us sing our song.

Can Make More Money Farming in the South than in the North.

JOHN ACTON, Wolf Trap, Va.—We bought a farm here in South Virginia in the fall of 1893 and are very well pleased with the conditions. We raised last year a splendid crop of corn, although the summer was very dry. The soil here on the Dan River is fully as good as the soil on the Scioto bottoms of Ohio and will raise just as good crops with the same care and cultivation. I think the climate is better here than in Ohio, the summers are not so hot as in Ohio and the winters pleasanter and shorter, therefore not requiring so much feed for stock. Another important thing is that labor is cheaper than in the Northern and Western States, costing about one half. Also we can get more for our crops here than in the North. As to the people we like them well, they are very kind and hospitable, and in conclusion would say that I think the people can make more money here farming than in the North.

A New York Farmer's Methods and Success in Virginia.

O. HAND, Randolph Station, Va.—In April, 1890, coming from Bridgehampton, L. I., N. Y., I bought 1000 acres of land lying on the Staunton River in Charlotte county, Va.

Some 350 acres of this were fertile river bottoms, and about an equal portion were cleared up-lands, much of it in cultivation.

The whole of this estate had been what in Virginia is called "well kept up," but the system employed was that which obtains so universally in Virginia of corn and tobacco on the lowlands, the corn was occasionally varied by a crop of wheat, oats again to be succeeded by corn. I planted 100 acres of corn and 20 acres of Irish potatoes on the low ground in the spring. Both crops were good. The potatoes yielded from 50 to 60 barrels per acre and netted \$2.00 per barrel in Providence, R. I.

In the spring I seeded 120 acres to timothy and clover, and the following spring seeded 100 acres more of the low grounds to oats, sowing half bushel of timothy and 10 pounds of clover per acre on the ground after the oats had been sown and harrowed it in. The result proved satisfactory and the hay crop averaged, I think, some 2 tons per acre, and commanded about \$14 per ton on the premises.

By this treatment of the low lands I saved my crops while others following the old rule of corn on the low lands would lose theirs. I cut my low lands over twice in the season, not having sufficient stock to consume the aftergrowth. I also wintered 1100 sheep in the winter of '90 and '91 for a man who had bought a plantation on the opposite of the river. I believe that sheep should be a factor in Virginia farming in order

to clean the lands of weeds and briers, and provide manure for the crops by folding and feeding them at night in well bedded and sheltered yards. There is no doubt in my mind that the low priced uplands of the South can be reclaimed from the ruined condition many of them are now in through the ruinous practice of raising corn and tobacco on them, by seeding them to grass and pasturing them with sheep more largely than has ever been done.

Southern men seem slow to learn the fact that land they use to feed themselves must be fed itself, and if they would put the value of half the mules and plows into stock, either sheep or cattle, and provide good grass for them and raise liberally on their low grounds hay for the markets which exists at their doors, I believe a new era would dawn for the South.



THE SOUTHERN STATES.

THE SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, MAY, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Experience and Opinions of Northern People Who Have Moved South.

For a year and a-half or more the SOUTHERN STATES has been publishing in every issue a number of letters from farmers and business men who have moved to the South from other parts of the country. These letters have been interesting and valuable as showing the difference between the South as it is actually found to be by Northern people who have lived in the South and studied it, and the South that is described by some newspaper writers and others who have no personal knowledge of it. These letters are conspicuous for the remarkable unanimity with which they emphasize the freedom of the South from

sectional prejudice, and its healthful and pleasant climate. It is on these points that the South is most misunderstood. It is difficult to make people who have not been South understand that the climate is pleasant in summer as well as in winter; that there is no more sickness in the South than in the North, and that Northern people are eagerly welcomed and are treated with more cordiality and hospitality than would be shown them in any Northern community into which they might move as strangers. Nearly every letter in the series has had something to say on these points. The writers of them went South with the usual notions that people at the North held, and have been surprised to see how wholly incorrect their impressions were. In nearly every case the Northern man who moves to the South becomes in time a more enthusiastic advocate of the advantages and attractions of the South than the Southern people themselves.

A NUMBER of farmers in Florida have been experimenting with the camphor tree. A small quantity of camphor made from Florida trees has recently been sent to the Agricultural Department, Washington.

Northern and Southern People Alike.

A Southern lady who during the past few years has several times made long visits in Massachusetts and Connecticut, and been on terms of intimacy with many of their best native-born families, says that she was surprised to find how slight was the difference between those whom she met and the people among whom her life

had been passed. "The points of resemblance were so many and the differences so few and so slight," she recently remarked, "that before I had been a week in New England I felt as if I were among home folks, and I soon found I had made a similar impression upon my new friends. One dear old lady naively said to me, 'Why, Mrs. B., I cannot believe you were born and brought up in Georgia; I can see no difference between you and us. You are as like us as peas in a pod.' And, bless the sweet old lady, she was as like my dear grandmother of blessed memory as two women not kin to each other could possibly be." This Georgia woman's discovery has been made by thousands of people of both Northern and Southern birth within a few years. And there is no mystery about it. Our colonial ancestors were largely of a common stock. In the settlement of a new country they endured similar vicissitudes and hardships while making their homes in the American wilderness, defending themselves from its savages and laying the foundations of their respective commonwealths. The union of the colonies in the war for independence prepared the way for the establishment of that national government under which we now live, and made us a homogeneous people. Since the rancors of the late war between the States have been in large part obliterated, the people of the old stock of both sections have come together again with a renewed sentiment of fraternity that is all the stronger because of the years of misunderstanding and strife that kept them apart. The Southerner is as much at home in Boston, New York or Chicago as in Baltimore, Columbia or Montgomery, and Northern men and women find as good and pleasant neighbors and friends in the South as those from whom they parted at their birthplaces. All these things are working towards swelling the tide of immigration of American families to the South.

The old cry "go West" is rapidly changing to "go South." We see evidences of this in our Northern exchanges, in the letters pouring in upon the SOUTHERN STATES, in the reports of real estate agents of sales to Northern buyers, and in the accounts given by railroad passenger agents of the increasing numbers of home-seekers on their lines. To the great natural advantages the South offers to her thrifty and enterprising Northern friends, there is the additional attraction which they discover as they come and visit us, that they are not coming among a strange people, but among "home folks," and this is the crowning reason for the increasing tide of immigration from the North to the South.

"What Can Be Grown in the South?"

We begin in this issue a series of articles on the agricultural capabilities of the South, by Col. M. B. Hillyard, of New Orleans, La. These articles will deal with grasses, with stock raising and dairying, with fruit growing and truck farming, and with other branches of Southern agriculture. The first two articles will treat of grasses. These articles will embrace the results of nearly a quarter of a century of observation and study of Col. Hillyard in the South, with considerable practical experience there as well as at his former home in Delaware. They will answer practically such questions as arise in the mind of a farmer whose attention is directed to the South. Col. Hillyard has written much for agricultural and other periodicals in every part of the country, and is everywhere recognized as being thoroughly well informed in all matters about which he writes, and as being a conscientious and reliable and conservative writer.

In an article published in a recent issue of the *Manufacturers' Record*, it is shown that the South has been paying not less than \$100,000,000 a year for meat, stock feed and breadstuffs brought from the

West. The South ought to produce meat, cereals and hay sufficient for all its own needs and have a large surplus for export. With such a market for his products, it is not surprising that the Western farmer has imagined that the South could not grow these things. Happily this condition is rapidly changing. The South is more and more, every year, raising its own food supplies, and becoming less and less a consumer of Western corn, wheat and pork.

Arkansas and the Atlanta Exposition.

The Legislature of Arkansas has voted an appropriation of \$10,000 for an exhibit of the State's resources and attractions at the Atlanta Exposition. This exposition will afford an opportunity that every Southern State should avail itself of on the most liberal scale. There has never before been so general and widespread an interest in the South as now, never before such an eager seeking after information about the South. The Atlanta Exposition will be visited by many thousands of persons from other parts of the country who are looking to the South as a possible future home, and who will avail themselves of this opportunity to study the whole South in epitome. Every Southern State should make the amplest provision for showing these visitors what they possess in the way of mineral, timber and soil resources and capabilities.

THE writer of the article in this issue entitled "What of the New South?", Mr. F. B. Gordon, who calls himself "a reconstructed Yankee," is a prominent merchant of Columbus, Ga. Mr. Gordon went South from New England fifteen years ago, and as a Northern man who has lived long enough in the South to understand it, his views as set forth in his article are specially valuable.

MR. A. S. CORBLY, of Chattanooga, Tenn., president of the Hamilton County Fruit

Growers' Association, after a careful and exhaustive investigation, estimates that the value of this year's crop of fruit within a radius of ten miles of Chattanooga will be \$500,000.

MR. CARLYLE MCKINLEY, who has written for this issue of the SOUTHERN STATES an article on the need of bookkeeping on the farm, is a journalist of Charleston, S. C. His advice to farmers is timely and valuable. A merchant who should undertake to do business without keeping any record of his business, without knowing what departments were paying a profit, would be thought so certain of failure that no manufacturer or banker would be willing to credit him. It is just as necessary that a farmer should know what products are paying him and what are a source of loss, as that a merchant should know on what things he is making money and on what he is losing.

MESSRS. SLOSSON & WILSON, of Houston, Texas, sending a check to pay for an advertisement in the SOUTHERN STATES, say: "The ad. was a good one. We have already heard from it from at least eight Northern States. You are doing a good work for the South that should be, and is, highly appreciated."

Effective Instrumentalities in Southern Progress.

The now widely-known and profoundly-appreciated editors of the *Manufacturers' Record* do not weary at all in their mission of promoting Southern development and progress. They were not content with that powerful factor, the *Manufacturers' Record* in forwarding these ends, but a year or so since they established the SOUTHERN STATES, a monthly magazine, as a special instrumentality in promoting immigration and agricultural development.

The success of this magazine is no less remarkable than that of the *Manufacturers' Record*, and the effectiveness for its purpose is no less striking. While the *Manufacturers' Record* is a standard among manufacturers and capitalists of the country, among the masters and devotees of our great industries, the SOUTHERN STATES

is looked upon and regarded as authoritative and strictly reliable in its presentation of the resources of soil and climate and opportunity in the South.

A specially effective, practical and attractive feature of the *Southern States* is the publication in each issue of the experiences of immigrants to the South in letters showing results and comparisons, telling of the soil, climate, products, social and political conditions, presenting facts as they are, and invariably the experience of the immigrant is in favor of the South, not only in strict business interest, but as a pleasant and attractive home.

Nothing can be more potential in favorably influencing immigration than this testimony of those who have gone before and viewed out the land. The prospective Northern and Western immigrant will take the word of a whilom neighbor in prefer-

ence to the most glowing treatise, and so these letters, coming from every section where immigration has found location, telling of practical experience, just how they found things, of the capabilities of the soil, the healthfulness of climate, the kindness and hospitality of the people, are exerting a most powerful influence in peopling our waste places and adding to our sturdy citizenship.

The field for this good work is illimitable, and the history of this age will record the fact that the *Southern States* magazine and the *Manufacturers' Record*, under the sagacious, comprehensive and brilliant management of R. H. and W. H. Edmonds, have been the most effective instrumentalities in preparing it for the grand harvest of immigration and development which it is now rapidly disclosing.—Bessemer (Ala.) Weekly.



IMMIGRATION NOTES.

Western Farmers in North Carolina.

A party of 120 farmers from the North and West, including some from as far West as the Pacific coast and as far North as the Province of Ontario, recently arrived at Norfolk, Va., and from there started on a tour which included the trucking lands in the vicinity of Norfolk and Portsmouth, and the country along portions of the Atlantic Coast Line and especially Columbus county, N. C. As a result of the trip over fifty of the party decided to purchase farms in the vicinity of Chadbourne, where they will engage in general farming and in trucking and fruit growing. This section of the country has been described in previous numbers of *THE SOUTHERN STATES*. In addition to the purchase of farm land a number of the visitors bought town lots in Chadbourne.

Large Colony for Arkansas.

What is known as the Home Colonization Company, of Redfield, South Dakota, informs *THE SOUTHERN STATES* that it has arranged to place about 5000 families from the Dakotas on 50,000 acres of land lying along the St. Louis, Iron Mountain and Southern Railroad in Hempstead county, Ark., where they will engage not only in farming, but in stock-raising on an extensive scale, as much of the territory is especially adapted to that purpose. This company reports that a great many people in the Northwest are preparing to move South. F. E. Goodall is president, and W. A. Morris secretary of this company.

EX-GOVERNOR W. J. NORTHEN, of Georgia, manager of the Immigration and Investment Bureau of that State, has sold 100,000 acres of land in South Georgia to be colonized.

The settlers will come principally from the States north of the Ohio river and the Northwest. They have been organized into an association by P. H. Fitzgerald, of

Indianapolis, Ind., and, while a large number of soldiers of the late war are members, professional men, merchants, clerks, mechanics and farmers, and others who are not ex-soldiers have joined the movement. The property to be purchased will be from the territory comprised in Montgomery and Wilcox counties, on the line of the Savannah, Americus & Montgomery Railroad. One tract of land approved consists of 116,000 acres, and the other of about 100,000 acres. The Montgomery site is about 100 miles directly west of Savannah and 140 miles southeast of Atlanta, while the Wilcox tract is forty miles west of the Montgomery land, which is located near Mount Vernon, the county-seat. The land is in the vicinity of the famous Georgia fruit belt, and is in what is termed the wire-grass section. Many Northern people have come to this part of the State, and have demonstrated by their success that large crops of grain and vegetables can be raised, while the principle tree and bush fruits grow in abundance, as shown by the many farms and orchards along the line of the Georgia Southern & Florida Railroad.

One of the tracts referred to will be bought. The colony will reserve 1000 acres about the centre for a city, and June 1 they will begin the division of the lands by survey into city lots and farms. The farm lands nearest the city will be divided into five acre lots, the next adjacent will contain ten acres, thus gradually increasing until the 100-acre farm is reached.

Governor Northern states that already over \$400,000 worth of the capital stock has been taken. In a letter to the *Manufacturers' Record* he writes as follows:

"The latter part of March I induced Mr. Fitzgerald to come to the State and look over properties upon which I had secured options and report to his people upon general conditions in Georgia. When he returned to Indianapolis he gave an elabo-

rate account of what he had seen and what is possible in this State. He then asked the membership to vote by postal card upon the selection for location. Up to date of his last issue the vote recorded was 7000 for Georgia and seventy-five for some one of the other Southern States. The vote was so overwhelmingly in favor of this State that Mr. Fitzgerald, in order to have his statements confirmed, appointed a committee, who visited Georgia and decided on the locality indicated."

The part of Georgia referred to has been described in a previous number of THE SOUTHERN STATES and the magazine containing the article has been widely circulated in all the States from which this colony is made up.

Purchase of 15,000 Acres in Georgia.

Georgia has been selected as the locality for another important settlement. Ex-Governor Northen has sold 15,000 acres in Twiggs county, on the Ocmulgee river, about twenty-five miles from Macon, to a syndicate known as the Penn-Georgia colony.

German Colony for North Carolina.

A committee representing a colony of Germans recently accompanied M. V. Richards, Land and Immigration Agent, Southern Railway, Washington, D. C., on a trip through North Carolina, and has reported favorably upon a location in Stanley county, near Albemarle, the county seat. Negotiations are being made for 5000 acres of land, a portion of which is under cultivation.

Another Immigration Convention in Louisiana.

AN IMMIGRATION convention recently held at Shreveport was attended by the wealthiest land owners, as well as real estate and railroad representatives from many sections of the State. It was decided to open headquarters at Shreveport and to employ agents to secure options on salable lands, which will be listed and representatives sent into the Northwest to secure purchasers. Resolutions were adopted favoring desirable immigration and appointing a committee of 15 to take immediate charge of the immigration movement. Among those interested are Hon.

J. Shepperd, E. W. LaBeaume, General Passenger Agent of the St. Louis Southwestern Railway, and Hon. Charles E. Shuler. A feature of the meeting was an address by Major F. Y. Anderson, Land Commissioner of the Queen & Crescent System, of Birmingham, Ala., who has been so successful in securing settlers for the territory along his line.

HON. WM. S. LINTON, Member of Congress from Saginaw, Mich., Hon. Henry F. Thomas, Member of Congress from Allegan, Mich., and Mr. E. C. Linton, manufacturer from Saginaw, Mich., recently visited Florida for the purpose, it is said, of securing a million acres of land to be colonized with farmers and fruit-growers from the Northwest.

A PARTY of 15 families from Le Mars, Iowa, will settle at Jennings, La.

A PARTY of Holland families who sent representatives to examine land in the vicinity of Beaumont, Texas, have decided to purchase a tract and locate in that part of the State.

A RECENT visitor to the Commissioner of Agriculture, of Tennessee, at Nashville, was Mr. T. V. Horton, of Minneapolis, who represents a Northwestern colony which desires 40,000 acres of land.

MR. J. N. EBERLY, immigration agent of the Illinois Central Railroad, recently carried a party of fifty prospectors from Indiana, Iowa and Illinois to examine lands along the line of his road.

HOMESEEKERS with household goods and stock are moving every day into "Grand Prairie," Arkansas, from the Northwest.

A COLONY of German farmers, recently placed near Lunenburg, Va., are reported to be prospering and making a success of farming in that locality.

MR. W. W. JONES, the enterprising representative of the Queen & Crescent Route, at Port Huron, Mich., has been visiting Chattanooga, Tenn., with a view to placing a settlement of 150 Scandinavian families.

Mr. S. L. CARV, agent of the Southern

Pacific Company, recently took South a party of 50 of the better class of farmers from the Northwest, who expect to settle in Southwest Louisiana in the vicinity of Jennings.

Another Colonization Company.

An enterprise which will doubtless result in attracting many more immigrants to Georgia is the formation of a colonization company in Augusta, of which Dr. O. C. Pope is the head. The company has attracted the notice of a number of prominent men in that State who are subscribing liberally to its stock. Dr. Pope is well known from his previous immigration work in other localities, and is highly endorsed by Hon. Patrick Walsh and others, who are conversant with his methods of work. Arrangements have been nearly completed to purchase 10,000 acres of land in Southern Georgia on which Dr. Pope expects to locate a settlement of Scandinavians. He will go abroad in a few weeks and expects to secure about \$200,000 in stock subscriptions to the company from European capitalists, also to make arrangements for obtaining a colony of a desirable class of European immigrants.

WESTERN people continue to invest in Virginia land as is shown by the sale of what is known as the Dunn farm in Sussex county, also the Cocker farm in Dinwiddie county. Purchasers were William H. Edwards, of Michigan, and Brown & Rizar, of Ohio.

A COLONY of 16 persons from Steirermark, Germany, will settle in the vicinity of Blocton, Alabama, and engage in truck farming. Twelve other families are expected to join them within a few weeks.

SEVERAL Nebraska farmers have been prospecting in the neighborhood of Rome, Ga., with a view to purchasing land.

THE citizens of Shelbyville, Tenn., have decided to form an organization to encourage immigration to that section. W. G. Evans is acting as president, and Lee H. Russ as secretary.

THE State of West Virginia is going to make a systematic and energetic effort to

secure a proper share of the immigration to the South. The Board of Public Works of the State has appointed Mr. Thomas Popp, of Charleston, W. Va., Commissioner of Immigration to the State.

A NUMBER of French capitalists who have large interests in Florida, and are engaged in the mining and shipping of phosphate rock on a large scale, have organized a company to develop agricultural lands. They have recently bought 20,000 acres of land on which they propose to settle French peasant families.

A CONSIDERABLE number of farmers from Ohio and elsewhere in the West have visited Dinwiddie county, Va., recently, and several of them have bought farms.

A RECENT addition to the German colony at Zidonia, Ala., consists of a number of German families from Iowa, Illinois and other Northwestern States. They will follow the example of the present settlers in cultivating fruit and vegetables.

NEARLY seven thousand acres of land have changed hands in Columbia county, Florida, within the past month. It is understood that much of the land will be settled by fruit and vegetable growers from outside of the State.

AMONG the real estate sales in Queen Anne's county on the Eastern Shore of Maryland, were three farms aggregating \$18,876, and what is known as Darland Manor for \$6,675. The purchasers were the First National Bank of Centreville, Md., and Mrs. Eliza Mullikin.

DR. J. M. TINSLEY, also E. Fithian, of Champaign, Ill., have purchased two farms aggregating 3400 acres of land in the vicinity of Canton, Miss.

A THREE HUNDRED AND THIRTY acre farm in Norfolk county has been sold for \$7,000 to a Mr. Carliss of Illinois, who will locate upon it and engage in vegetable growing on an extended scale. Mr. Carliss accompanied the Western excursion which is described elsewhere in this issue, and selected Virginia for his home.

GENERAL NOTES.

The Value of Expositions.

Col. J. B. Killebrew, of Nashville, Tenn., whose article in the April number of *THE SOUTHERN STATES* on "The Southward Tendency of Emigration" has been widely commented on and commended, recently delivered an address before the General Assembly of Tennessee on the necessity and advantages of the proposed Centennial Exposition to be held at Nashville in 1896. The address was not only an able advocacy of the Nashville Exposition, but was a convincing argument in behalf of the value and advantage of expositions in general. The following is an extract from the address:

"The powerful and beneficent influence of expositions in shaping and developing new industries, and in giving profitable and certain employment to labor, is one of the marked features of the latter half of the nineteenth century, and is now recognized by all civilized nations. Their great value as object lessons, in which are assembled all the raw materials, all industrial inventions and appliances, all artistic and educational work, and all new discoveries in science, constantly grows upon enlightened communities.

The consensus of opinion now is that no agency hitherto made known is so effective in bringing about good and great results to the world as expositions, and nothing teaches so rapidly or so forcefully. In communities whose growth has been slow and development tardy, expositions have done more to drive away stagnation and quicken into new and vigorous life such communities than schools, the public press, railways, or any other educational agency whatever.

However great the amount expended in such enterprises, it is repaid many fold in the increased value of property, in the influx of capital and labor, in the awakening of fresh intelligence, enterprise, and industry, and in the general elevation and

education of the people. Besides all these, there is an actual return of money, in a majority of instances, to the contributors to such enterprise, and so they practically cost nothing to the projectors.

Fruit Crops in the South.

A summary of reports from the more important fruit producing sections of the South indicates that the harvests this year will be more than usually abundant. The melon crop in Florida, for example, it is calculated will aggregate 8,000 carloads coming from an area of 11,000 acres. In the pear growing counties, especially Escambia, the pear crop will be one of the largest ever picked. Already the Florida strawberries have been shipped extensively to New York, while in Georgia and the Carolinas an unusual yield is certain. Experts who have been examining the orchards in West Tennessee, North Mississippi and Eastern Arkansas, report a good outlook, especially for apples and peaches. The indications for a remarkably large harvest of peaches has attracted special attention to the Georgia fruit belt. From the Fort Valley peach district, from along the Georgia, Southern Florida railroad, and from many other points, come the same statements that the crop will be the largest in years. It is estimated that fully 500 carloads will be shipped from Fort Valley alone. The Ohio fruit companies in this section have already given an order for 50,000 crates or 300,000 baskets for their crop, and expect to spend from \$5,000 to \$8,000 per month in labor during the harvesting season.

A STAVE mill is to be put up at Gillett, Ark. A large brick school house has just been built at the same place.

A Dakota Man's Opinion of Georgia.

Mr. N. C. Lawrence, formerly member of the Legislature of North Dakota, has been investigating the attractions and

capabilities of South Georgia. In an interview with a reporter of the Macon Telegraph he said:

"There is a feeling in some parts of the North that the people of the South are not as friendly as they should be and that the people of the North will not be welcomed among them. I have found that in this opinion they are badly mistaken. I never met a more friendly or hospitable people than those of the South, and I find that there is always a welcome to honest, industrious men to come among them and bring their families. I find that not as much attention is given to stock raising as there should be, as this country is adapted to that kind of business, and I believe it would pay handsomely if pursued. I find that the reports given out as to the immense acreage in fruit lands is by no means exaggerated. I have found that those parties who have invested in lands here are well pleased with their investments. I have found that those people who have come here from the North and are living here, are perfectly satisfied with all of their surroundings. I am indeed well pleased and shall advise my friends to come South."

A CORRESPONDENT writing from Van Buren, Ark., May 2d, says: "I noticed at the station here wagon after wagon load of strawberries being unloaded for shipment. Not less than 47 car loads of strawberries have already been shipped from this point to places outside of the State. They have been sent to St. Louis, Denver, Des Moines, St. Paul and elsewhere."

IN the vicinity of Charlotte Harbor, Florida, rutabaga and other turnips have been grown this year, which range from 26 to 34 inches in circumference. In the same locality, Mr. M. F. Giddes has harvested a crop of onions from three-quarters of an acre, planted in November, the result of which will net him a profit of nearly \$500.

THE Riverside Land and Irrigation Company, which has recently been organized at Jennings, La., will open up a large tract of property for rice culture. President O. S. Dolby, of Lake Charles, states that the company will put in about 400 acres of rice this year, and will also fur-

nish water for irrigating 1500 to 1800 acres of rice for others.

MR. J. C. HAILE, general passenger agent of the Central railroad of Georgia and the Ocean Steamship Company of Savannah, has issued an elaborately illustrated folder, giving a general and complete exposition of the Cotton States and International Exposition, which is to open at Atlanta in September.

MR. P. B. TOBIN, of Augusta, Ga., has been elected president of the Exchange and Board of Trade of that city. Mr. Tobin is an energetic and progressive business man, and under his presidency the Exchange will undoubtedly become a valuable and effective agent in promoting the continued advancement and development of Augusta and the territory tributary to it.

THE present year is witnessing a remarkable reversal of former conditions. We have published in recent issues accounts of the shipments of corn from Alabama and Mississippi to the West, and now Alabama and Georgia are shipping beef cattle. Recently, eleven car loads were shipped from Tuscaloosa, Ala., to Chicago. Several carloads have been shipped from Northwestern Georgia to Cincinnati and elsewhere.

NEGOTIATIONS are pending for the establishment of an ice factory, a handle factory and a machine shop at Gillett, Ark.

THE Southern Farm Agency, at Lynchburg, Va., has had several large excursion parties of farmers and others from the Northwest looking over Virginia, and a great many of them have bought farms.

THE Young Men's Business League of Augusta, Ga., has recently issued two or three pamphlets with information concerning Augusta and the surrounding country. One of them contains the articles written for the SOUTHERN STATES in 1894 by Col. D. B. Dyer, a Northern man who has settled at Augusta.

THE Young Men's Business League, of Macon, Ga., is preparing to hold a peach carnival in June.

A BUSINESS MEN'S ASSOCIATION has

been organized at Suffolk, Va., with L. P. Harper as president, and P. L. Pruden as secretary. The purpose of the association is to promote the development of Suffolk and the surrounding country.

A DISPATCH from Houston, Texas, states that the Stafford Smith farm, seventeen miles west of the city and containing 14,000 acres, has been sold to Chicago and St. Louis parties for \$100,000.

THE Times-Union gives the following dimensions of vegetables grown this season at White City, Fla.: "Onions, 5 inches in diameter; celery, 18 inches high; cucumbers, 9 inches long; parsnips, 2½ inches in diameter; tomatoes, 4 inches in diameter; strawberries, 1 inch in diameter; turnips, 4 inches in diameter; cabbage, 10 inches in diameter; buckwheat, 30 inches high; sweet corn, 90 inches high; oats, 56 inches high; red clover, 20 inches high; cauliflower, 6 inches in diameter; Irish potatoes, weighing 9 ounces each; growth of grape vines since February, 48 inches; cantaloupes nearly ripe."

BUILDING lots at Portsmouth, Va., to the amount of \$30,000 were sold recently at an auction sale.

FARMERS from New York and Pennsylvania have been visiting King George county, Va., with a view to purchasing land for sheep raising.

THE completion of the Stuttgart and Arkansas River Railroad was elaborately celebrated on April 19th at Gillett, the point towards which the road has been building.

MR. RICHARD BELL, of Brule, Douglas county, Wis., purchased a farm near Greensboro, N. C., and said to a correspondent of THE SOUTHERN STATES: "North Carolina is far ahead of what I expected to find. The land is superior to the land in Wisconsin, and almost any character of crop can be produced. I am pleased with the people and appreciate the cordial reception given myself and family. Several of my old neighbors will follow me to North Carolina this fall.

THE North Alabama Industrial and Colonization Company is the name of a

new organization at Gadsden, Ala., formed for the purpose of buying and selling farm lands along the line of the Southern Railway. Negotiations are already in progress for settling up about 30,000 acres of land with farmers from the North and West. W. G. Brockway, a prominent business man of Gadsden, is manager. The Northern interests of the company will be represented by M. V. Richards, land and immigration agent Southern Railway, Washington, D. C.

CORRESPONDENCE.

Malaria and Drinking Water.

Editor Southern States:

About one year ago, and before I had seen Mr. Randall's article on malaria, etc., in your magazine, I wrote a series of questions to our most widely-circulated Southern agricultural paper on the subject of preventing and avoiding malaria, remarking that the first element of success in farming was health. I suggested that my inquiries be submitted to an expert for reply. Several months later the questions appeared, but answer—never. Then I addressed letters to many of the public scientific institutions in the far South—agricultural-experiment stations, medical colleges, State universities, etc. In several instances very courteous and sympathetic replies came back, but no scientific information of value. One "savant," writing on official paper from Georgia's "centre of sweetness and light," jocosely advised me to sell out and move into North Georgia. Having deliberately selected Southwest Georgia as my residence, and having thoroughly tried it and never having had malaria in my family, I have not taken his advice.

At last I have found in Parkes' Hygiene (the great English work on this subject) considerable matter highly confirmatory of Mr. Randall's view. I condense the following from pages 21 to 49, vol. 1, American edition:

Hippocrates states that the spleens of those who drink the water of marshes become hard and enlarged. Rhazes affirmed that it generated fevers. Little attention seems to have been paid to this remark, and in modern times the opinions of Lauciri, that the air of marshes is the sole cause of

intermittents, has been so generally adopted that the possibility of the introduction of the cause by means of water as well as air was overlooked. Still it has been a very general belief among the inhabitants of marshy countries that water could produce fever.

In the south of India, Mr. Bettington, of the Civil Service, says: "It is notorious that the water produces fevers and affections of the spleen." There is strong proof of the truth of this, both in his own and other reports. He refers to villages placed under the same conditions as to marsh air but in some of which fevers are prevalent, in others not; the only difference is that the latter are supplied with pure water, the former with marsh or "nullah" water, full of vegetable debris. In one village there were two sources of supply—a tank fed by surface and marsh water and a spring. Those only who drank the tank water got fever.

In another notoriously unhealthy village (Tamtatz) a well was dug, and the inhabitants became healthy.

People who use the water of streams draining forest lands and ricefields suffer more severely from fever and ague than those inhabitants of the open plain, who get their water from a soil on which wheat grows. In the former case there is far more vegetable matter in the water. Even where there are no marshes fever and ague may be very bad, if the water used drains forest land. Where a sandy soil is malarious, as in the lands of Southern France, it is found on analysis that the sand contains much vegetable matter. The same facts obtain in England and other countries. In many instances digging wells where the inhabitants have been using ditch water has done away with malarial fevers. The cases can be greatly multiplied. Military and naval reports are full of examples of malarial fevers among soldiers that are forced to use surface waters, or water containing decaying vegetable matter.

The case of the ship *Argo* is an extremely strong one, for it is a case where the air could not have affected the question at all. The ship sailed with two others from Algiers to France, bearing soldiers that had had the same environment, food and water before embarking.

The soldiers on the *Argo* were supplied with marsh water and fever raged among them, killing thirteen among them during the short voyage. The crew on the same ship drank pure water and were well. The soldiers on the other two ships did not suffer from any disease.

It seems as if the nature of the soil were of little consequence in regard to the healthfulness. Chalk, limestone, sand, even granite soils are infested, wherever analysis shows a large percentage of organic matter. Some sands, which appear quite free from such admixture to the eye, are nevertheless proved full of decaying vegetable substance.

Curiously, the American Supplement to Parkes' Hygiene, of over one hundred pages, contains nothing about malaria.

The great work on this subject, I learn from Dr. Billings, surgeon-general of U. S. A., is by Dr. G. M. Sternberg, "Malaria and Malarial Diseases," William Wood & Co., New York City, 1894. Some notes from this would, I am sure, interest your readers, but I have not access to it. It is probably too technical for a layman.

Although the above citations from Dr. Parkes' Hygiene do not prove that malaria is not communicated through the air, they do prove it is often, perhaps, generally, communicated through drinking water, especially that containing organic matter, such as would be found in tanks, cisterns, shallow wells, wells lined with plank, wells contiguous to buildings, more dangerous if on the lower side, etc.

Artesian well water, the water from deep dug wells or springs, especially if isolated, and from wells lined with brick or stone or earthen pipe is best. If suspected water must be temporarily used, it should be boiled and cooled before being drunk. The Chinese always boil water before drinking it. Dr. M. Nicholson, of this county, informs me that recent medical magazines contain well authenticated instances of malaria induced by drinking water.

Whether the germs producing malaria enter the body through the lungs as well as the stomach is a question for bacteriologists. If Dr. Sternberg or others have proved this they may suggest additional precautions.

T. BENTON BROOKS.
Bainbridge, Ga.

A New Yorker's Opinion of the South.*Editor Southern States:*

I have derived great pleasure from the perusal of a couple of numbers of your ably edited magazine. Its purpose, that of directing public attention to the unequalled resources of the various sections of the Southern States, is a work in which I take the deepest interest.

Several years ago a tentative effort was made in New Orleans in the same direction. An association was formed by a large number of prominent business men, and money liberally subscribed. For a short period I acted (involuntarily) as its chairman, but I thought the time was not propitious, and soon retired from active participation in the work. Wheat at \$1 a bushel was, in my opinion, a reward for agricultural labor too attractive to be discussed by epistolary arguments.

Our labor, however, was not wholly in vain. Circulars were invariably acknowledged with expressions of pleasure, and in many instances Western farmers responded in person, with what result I am unable to state.

The conditions then existing have undergone a radical change. Wheat cannot be sold for \$1 a bushel, and I regret having to express the belief that it will be many years, if ever, before it will approximate that price again.

Diversity of crops is the paying policy now, selecting such as are best suited to the situation, climate, soil and the readiest and cheapest means of transportation to market.

That cruel tyrant, stern necessity, will compel the cotton planters to abandon, so soon as circumstances will permit, the old-fashioned one-crop plan. In the past, when cotton enjoyed the title of king, Europe could easily consume all of our surplus crop. But there is reason to fear, notwithstanding the annual increase of demand for spinning, that the addition of foreign grown crops to our enormous production will continue to overstock the markets of the world, and leave the planter at the tender mercy of the spinner.

Wedded, as the old-fashioned cotton planter is, to the ways of his progenitor, there has come to him a voice proclaiming in trumpet tones: Diversify your crop, or be inextricably ruined; abandon your

smokehouse and corn-crib in the West; rely upon the fertility of your soil and your unexampled climate for all the "hog and hominy" needed by your family, and grow on your own land every bushel of corn requisite for your stock.

Cotton can be successfully grown, with the stimulus of fertilizers, in certain sections of the Southern States where cereals find their natural soil. Therefore, to grow sparingly of cotton for a money crop, and wheat, corn, oats and hay in excess of home requirements, will promote the general interest in an advanced price of cotton.

The Western farmer, however comfortably he may be settled on his broad acres, from which, as things are, there cannot be gained any profit over cost of production, with nothing to show for hard work but a mere subsistence, and deprived, by circumstances beyond his control, of the comforting hope that present conditions are but transient, may well consider whether it would not be better to seek a home in the genial South, where work of profit can be pleasurably done during nine months of summer, and in the end prove more profitable, as it certainly will be more comfortable, healthful and promotive of happiness.

That the affairs of men are in an abnormally transition state, no intelligent observer will deny. Nor will it be disputed that it requires prevision to lessen the effect of evils as they fall to our lot. What course to pursue must be solved by each individual in accordance with special conditions, and the belief accorded to the views I have attempted to express.

Although I am a Northern man, but few have had a wider experience with Southern people, nor enjoyed a better opportunity to observe their system of agriculture.

For over half a century I have been engaged exclusively in commerce with the South, traveling from Virginia to Texas - residing four years in Mobile and thirty years in New Orleans. As to the character of the people I have come in contact with, I can assert that I have found them hospitable, courteous and kind-hearted. As friends, most reliable. In the long period of my intercourse and residence among them, I cannot recall a single instance of incivility.

Of their system of agriculture, I cannot

speak in terms of commendation. In such a climate, all that is needed to make the farm self-sustaining can be easily grown. In Louisiana two crops of hay and vegetables will come to perfection in the long summer.

Planting for one crop, taking all the risk of a failure, or an overproduction, to be sold at low prices, which is worse, and buying all supplies, from corn and hogs to vegetables, is simply traveling on the high road to poverty.

Without statistics of longevity to refer to, but judging from my own experience and observation, people of ordinary prudence in eating and drinking are as little subject to sickness in any one of the Southern States as elsewhere, if not less so. Louisiana abounds in old people.

Come what may of good or bad luck, resultant, as the case may be, from good or bad management, and rarely from bad reasons, the Southern man seldom deserts the ship. He loves his State, his home, his neighbors, and has, as well he may, abounding faith that his land will repay all losses.

Children seldom desert the old neighborhood to go East or West, and never do large bodies of people leave the Sunny South, and in that they are supremely wise. The injunction "Go West, Young Man," will still be heard from land boomers and railroad agents, but never again from "Printing House Square."

EDWARD FENNER.

Center Moriches, N. Y.

Causes of Immigration to the South.

Editor Southern States:

Seven years ago a small immigration movement struck this section, and has continued to grow and develop each year, until the present time, when it has become of such magnitude as to far exceed our utmost expectations. We may add that we have given the matter of the cause of this movement a good deal of thought. Of one thing we may rest assured, it is not because there is no longer room in the Western and Northern States. It is not because property has gone above the reach of the immigrant, as it is a well established fact that property has been depreciating in value in most of the Western States and Territories for several

years. Hence we must look in other directions for the real cause of the unprecedented flow of capital and immigration into the Southern States.

In our opinion one of the chief primary causes of this movement is to be found in the great awakening of the business public itself of the South, in the new activity and energy displayed by our immigration bureaus, our business leagues, boards of trade and real estate dealers in bringing to the attention of the middle classes of the Northern, Eastern and Western States the many advantages that the South offers, both to the capitalist seeking investments and the poor man who is looking for a home where the conditions of life are less unfavorable than in many of the Western States that are so subject to droughts and cyclones in summer and blizzards in winter. To this activity on the part of the interested agencies of the South's development may be added the terrible drouths with their consequent crop failures, which have been general throughout the Western States during the past few years, as well as the general depression in business circles, which are always most severe in sections where large booms have been the means adopted for the inflation of prices. These different agencies have been a potent factor in creating a widespread feeling of unrest and dissatisfaction among all classes, from the day laborer to the capitalist, coming, as they have, just on the eve of a grand awakening of the Southern States to a realization of their own greatness, and when they are so well prepared and able to demonstrate and prove by actual results the many advantages and opportunities which they have to offer.

The continual good reports going out from the Northern colonies who have located in the South, aided by such staunch friends to Southern interest and industries as the *Manufacturers' Record*, the *Southern States* magazine and other publications. To all these agencies rather than to any one fact in particular may be attributed the wonderful revolution that has taken place in the direction which immigration has taken during the last five years.

Probably no section of the South has enjoyed a larger share of the benefit from

this immigration movement than has Southwest Louisiana, and Acadia Parish in particular. A conservative estimate would place the number of Northern people who have settled in this prairie district of the State in the past few years at from 8000 to 10,000 people. They come from no one particular section, but from all over the United States, their custom being to visit this country during the winter months, go home and dispose of their property and return and settle the following fall. Last winter there were more than double as many land seekers in Crowley investigating this section as any other season in the history of the place. So great has been this movement that at times it has been a serious question to provide for the people. Hotels have been crowded, with not a vacant dwelling, barn or shed in the place.

If the past five years are any criterion by which to judge, from the number of people we have had here this winter, next fall will witness the utmost activity in the real estate market. We find there is a vast difference between the class of immigrants that are now locating in our section and the first ones that came five or six years ago. If we sold a man eighty acres or a quarter of a section of land at from \$1.25 to \$2.50 per acre it was all we hoped to do, while at the present time it is no uncommon thing for a man to purchase one or more whole sections of land, and one instance we recall of a sale of 2200 acres in one body. From this amount down to small farms of 160 acres each, ranging in prices from \$8.00 to \$35.00 per acre, thus showing that it is the middle classes that are now making their homes here, or those men who have been able to save something after paying their debts and bringing their families here, demonstrating the fact that they are a thrifty, saving class of people and that they have faith enough in the country after once investigating its advantages to invest the savings of a lifetime in Louisiana soil.

We are daily in receipt of scores of inquiries from every corner of the United States asking for maps and descriptive matter relative to this section. We have several requests on hand now from colonies of from fifty to 200 families who wish to locate in the South.

Crowley, La. W. W. DUSON & BRO.

Pennsylvanians Delighted with Georgia.

Editor Southern States:

As one of a party of excursionists who recently went from Pennsylvania to inspect the country about La Grange and elsewhere in the State of Georgia, I want to give expression briefly through your magazine to the high estimate that we formed of the attractions and advantages and capabilities of that section of the South. For myself let me say that it is difficult to find in the North and East among railroad employes anything like the consideration shown towards travelers that I have uniformly observed and experienced during my visits to the South, and in this respect I want to particularly emphasize the Atlanta & West Point road, on which we traveled from Atlanta to La Grange, which was the chief objective point of the excursion. All the members of the party were delighted with the country and were amazed at its fertility and its general adaptability to agriculture and fruit growing, as well as its advantages for successful stock raising and dairying. One member of the party, who is an enterprising farmer in the East, said in my hearing that he had not passed through a finer section of country where there was so much evidence of thrift and prosperity, and that it reminded him of the rich valleys of Eastern Pennsylvania and the famous Shenandoah Valley of Virginia. All were charmed with the generous hospitality extended by the Georgia people, and returned home one and all bearing with them golden opinions of the kindness of the Southern people. Many of them said that they, and very likely some of their friends, would return in the near future to stay. Some of the excursionists bought land and selected other tracts for some of their friends, who are expected to accompany another excursion party from the same section.

JAMES L. DRAPE,
Pittsburg, Pa.

Immigration Prospects.

Editor Southern States:

I am negotiating with several parties in South Dakota, Ohio, Nebraska, Indiana and Ohio, for the sale of farm lands, and feel positive that most, if not all of them, will buy later on, in the autumn, as it is too late now to start farming in this sec-

tion, and those who have "pitched" their crops would not be willing to give up their farms until another crop is made. Those who have visited this section went back home well pleased, and it keeps me busy answering their letters. I sold a place to an Ohio party this spring and he is hard at work, and already has a nice crop in the ground and is well pleased and will be instrumental in bringing many others to buy next fall. A great many write, wanting to trade, but I cannot do that unless they "throw in" their places, and agree to pay taxes on them for ten years. An electric car line is contemplated from Norfolk to this town, and I expect to sell quite a number of farms along this contemplated road as well as numbers of residence lots to the business men of Norfolk. I have just received a letter from a party in Pennsylvania who was here looking around about two months ago, and he says that he will be back in October and bring several friends with him, and will buy a certain farm he thought well of when here, provided I have not got another one that will suit him better.

The crops so far are looking well in this section. There will be a good fruit crop also this year.

Suffolk, Va. J. WALTER HOSIER.

A Northerner's Impressions of a Southern City.

Editor Southern States :

Ordinarily it would not naturally be expected that one could give a very graphic account of a city in which he had spent but ten days, yet when a New Englander, thoroughly imbued with New England prejudices against everything pertaining to those States which a third of a century ago belonged to the Southern Confederacy, visits one of those States for the express purpose of investigating its institutions and comparing them with Northern institutions of the same class, he will be able, even after so brief a stay, to write much that will possess more interest to those people who reside north of Mason and Dixon's line than anything that could be written by a resident, no matter how well he might be informed or how impartial a judge he might be.

If one will examine a topographical map of North Carolina he will notice that the

State is naturally divided into three distinct sections, each varying in elevation. The first of these sections, and lowest in point of elevation, comprises that portion of the State which lies along the seacoast. It extends back from the ocean, from fifty to 150 miles, and gradually rises to an elevation of 300 feet. The second extends to the base of the mountains, and attains an elevation of 1000 feet. The third section comprises the Western and mountainous portion of the State, and is traversed by two ranges of mountains, some of the peaks of which have an altitude of nearly 7000 feet. Nearly in the centre of the middle section, and practically in the centre of the State, is the city of Raleigh, which is the capital of the State, and also the capital of the county of Wake, in which it is situated.

Naturally one of the first inquiries which the capitalist or investor makes is in relation to the amount of taxation. This of course varies from year to year, but the variation is so small that a tolerably accurate estimate may be made. The municipal tax will generally amount to about \$1.20 on each \$100 of assessed valuation. In addition to this there is a county tax of about 20 per cent., and a State tax of about 25 per cent. Besides these there is a general school tax of about 16 per cent., a graded school tax of about 20 per cent., and a special road tax of $6\frac{2}{3}$ per cent.; thus making a total of about \$2.08 upon every \$100 of assessed valuation. These figures are merely approximate, but it may be stated in general that the amount of taxation varies from \$2 to \$2.20. This seems to be a rather light rate when compared with that of some of our Northern cities, but it is partially offset by the prevalent custom of assessing at only one-half of the actual value. Thus the amount of taxation is really less than in most Northern cities. The assessed valuation of Raleigh is \$4,800,000, which represents an actual value of nearly \$10,000,000, which is divided among a population of 16,000 souls, giving an average of over \$600 to every man, woman and child in the city. The funded indebtedness is less than \$200,000—a showing with which, it is believed, but few Northern cities can well compare.

Manufacturing interests are by no means

neglected, but in the list of manufacturing cities, Raleigh would take a very low rank. Its inhabitants, however, are thoroughly aroused as to the desirability of increasing and extending its industries, and we may expect that in the near future Raleigh will be the centre of a considerable manufacturing trade. Meanwhile, the manufacturer looking for a location in which to establish a plant, may be assured of a cordial reception and a hearty support from the whole community. Raleigh is the centre of an extensive agricultural region, the chief staples of which are cotton and tobacco; but the practice, which, until recently has been persistently followed, of taking crop after crop and returning nothing to the land, has so exhausted the soil, that at present the yield per acre is but half that of former years. Wake county now produces about half a million pounds of tobacco and about twenty thousand bales of cotton, all of which, as well as some from adjoining counties, is handled by Raleigh merchants. Of late years considerable attention has been given to fruit-growing and stock-raising, but these industries are as yet in a too immature condition to be fully described.

The most important element in the prosperity of Raleigh seems to arise from the patronage which is given to its public institutions, yet compared with the population, there are very few hotels, and it seems as though during a session of the legislature, or any important event, they would be taxed to the utmost to provide suitable accommodation for all guests.

Among the public buildings may be noticed the State capitol, a handsome structure built of granite taken from a quarry in the immediate vicinity of the city. Supplementary to this is the governor's mansion, an elegant structure of brick and marble. The postoffice building was built by the United States Government at a cost of half a million dollars. It is built of granite. The Supreme court building faces Capitol square. Externally, it is plain and unattractive, but the interior is elaborately finished. It contains not only the rooms occupied by the court, but the offices of the many public officials as well. It also contains both the Supreme court library and the State library which

consists of nearly fifty thousand volumes. Besides these there is the North Carolina Insane Asylum, the North Carolina Institution for the Deaf, Dumb and Blind, the State penitentiary and the Agricultural Experiment Station, with a complete equipment of buildings.

Passing mention should also be made of the City Hall and the Wake County Courthouse. Nor should an account of the beautiful parks, of which there are four within the city limits, be omitted. Then the State Fair Grounds, with elegant buildings, and a very fine race course are located but two miles from the city, and just beyond the State Experiment Farm. While just east of the city are both the Federal and Confederate cemeteries. He who imagines that adequate provision for public instruction is not made in the South will be much surprised if he visit Raleigh. Besides the fine graded schools of which the city boasts, and each of which is conducted in the most admirable manner, there are six institutions where a higher education is given. Space prevents any attempt at a detailed description. The North Carolina College and the Raleigh Male Academy are for boys, and St. Mary's School and Peace Institute are for girls. The former is under the patronage of the Episcopal church, and the latter is controlled by the Presbyterians. The colored population also boasts of Shaw University, which includes the Leonard Medical College and the Estey Seminary, the latter of which is for females exclusively. The St. Augustine Normal School educates both sexes, and is the principal divinity school for colored people in the United States. Besides these, the Baptist denomination has arranged to build a seminary for young ladies which shall cost when completed not less than \$100,000.

Nor is Raleigh less liberally supplied with churches. There are no less than fifteen church edifices, besides an almost unlimited number of missions of various denominations. The number of members whose names are enrolled upon the church books approaches 10,000.

An account of Raleigh's people and their character would be highly interesting to the inhabitants of the Northern and Eastern States, as would also a description of

its road system, which with scarcely a doubt is the best in the United States. Its waterworks, its electric lights, its street-car system, its railroads, its banks, its drainage, its climate and temperature—all highly important subjects—might justly be elaborated.

C. O. ORMSBEE.

Montpelier, Vt.

Surprising Ignorance About the South.

Editor Southern States:

It seems surprising at this late date that there are people in the North so ignorant of the conditions existing here, as is evidenced by the various questions asked in their letters of inquiry. Some ask in all seriousness if Northern people are ostracised in this section, if their lives and property will be safe, if the lynching feeling is increasing or diminishing, if the negro element is troublesome and many other questions ridiculous to us who reside here.

The reports of alleged Southern outrages printed by partisan political newspapers in the North for political effect, which are seen and read by the people, not unnaturally give the impression to the people there that the South is a hot bed of lawlessness. It is not surprising, therefore, that many who may desire to change their home will look upon a change with some misgivings, for people rightly desire to live in a land where quiet reigns and where they can enjoy the comforts of home in peace. To all such I desire to say emphatically that no section of the country enjoys more tranquility or has more respect for the laws or the rights of citizens than the South.

It is true that some lynchings occur; so they do north of the Ohio river. The people of the South are notably law-abiding citizens, and a smaller proportion of them are violaters of law than in any portion of the United States. There are no socialists or anarchists in the South; neither have we been cursed with strikes or contests of labor and capital that have been so injurious to the business interests North. Our people are the pure typical Americans, honest, brave, cordial, open-hearted, kind, and they extend a hearty welcome to any man who comes among us, no matter from what section, who desires to make a home with them. In

fact we urgently invite all good people to come and dwell with us. We do not desire outlaws or tramps or anarchists, but any man who behaves himself will not only be welcomed, but assisted in every way.

We have the finest country for peaceful, happy homes on earth. Delightful climate, balmy weather, productive soils, good markets, churches and schools, moral people. Our lands yield fine crops; they bring more in the markets than in the North, because of earlier maturity, and the weather is so mild outdoor work can be done all winter. Two crops can be grown on same land in one season.

It is strange people will settle in a country where winter houses them up a considerable part of the year, during which time they and their stock eat up all they have produced, when by settling here they can be comfortable all the year and live at half the expense. For the general farming crops, and especially dairying, fruits, berries and vegetables, this section is a peculiarly fitting one. The lands are cheap, they are very productive and markets the very best.

Lands in this section can be bought for \$5.00 to \$15.00 per acre, improved farms that will grow two crops per year and pay for themselves the first crop. So also with regard to other lines of business. Manufactures, canneries, creameries, woodenware, saw mills, in fact all lines of business cannot but be profitable in this section if conducted in an intelligent manner. This city has a population of some 50,000 and is surrounded by a varied, rich and populous country, a social, moral, well-to-do people.

N. I. MAYES.

Chattanooga, Tenn.

MISCELLANEOUS.

DR. RICHARD H. LEWIS, of Raleigh, N. C., Secretary of the State Board of Health, has published an interesting and comprehensive pamphlet on "Drinking Water in Its Relation to Malarial Diseases." Besides his own presentation of the case Dr. Lewis has gathered statements from physicians in all parts of North Carolina as well as articles from medical journals in support of the theory that malaria and kindred diseases are due in a large part to impure drinking water.

THE Seaboard Air Line has begun the publication of a monthly paper devoted to the agricultural and industrial interests of the territory of the line. The

paper has the unique name of S.A.L. MAGUNDI, the first three letters of the name constituting the initials of the name Seaboard Air Line. The paper is well edited and is a comprehensive presentation of the resources and progress of that part of the South in which the Seaboard Air Line is interested.

THE Ledger, of Orange, Texas, published an elaborate special edition designed to set forth the advantages and attractions of Orange and the surrounding country. The paper is illustrated with maps and with cuts of public buildings, factories, &c. Orange is a progressive and rapidly growing town on the Sabine River, in the rice and lumber country of Eastern Texas.

MANY interesting things about Francis Scott Key—the author of the Star Spangled Banner—are contained in a pamphlet, which may be obtained *free*, from the Key Monument Association of Frederick City, Maryland, by sending one 2 cent stamp for postage. This Association is raising funds for a suitable monument to the poet, and they suggest that in the schools and everywhere, upon or before Flag Day (June 14th), this subject be suitably recognized. Contributions, however small, are asked for. Every one who loves the flag ought to have some small share in building this monument. The Governor of Maryland has strongly endorsed the movement. The names of all contributors will be preserved in the crypt of the monument, and published (without amount) in the history of the monument when completed.

MR. W. B. BAIR, a real estate agent of Alvin, Texas, advertises town lots and lands of all kinds and all sized tracts in South Texas, a country desirable alike to the agriculturist and manufacturer. He invites prospectors to investigate and write for particulars,

LAND in Fayette county, Tenn., offers great capabilities in general farming, and a great many farmers have been brought by settlers from the North who express the highest satisfaction with the fertility of the land, the climate and people. The Southern Homeseekers' Land Co., Somerville, Tenn., offer for sale farms near Somerville, soil suitable for all kinds of fruits and vegetables, corn, wheat, oats, cotton, &c., and invite prospective settlers to send to them for pamphlets, maps, &c.

THE adaptability of parts of North Carolina for the growing of hops has attracted attention among Northern growers. Mr. A. L. Jones, formerly of Hamilton, N. Y., has been conducting a series of experiments which have resulted so well that he has disposed of his interests in New York State and will settle permanently in North Carolina. In his opinion it costs to prepare a hop yard in the South about one-fifth of the amount necessary in the North, while farm labor is 50 per cent. less.

THE famous resorts, Deer Park and Oakland, on the crest of the Alleghenies, in Garrett county, Md., on the main line of the Baltimore & Ohio railroad, have always given satisfaction to those who have experienced their manifold comforts and attractions. The houses and grounds are lighted by electricity and provided with all the necessary adjuncts to the comfort, health and pleasure of patrons. Being the highest section in the State, Garrett county is excep-

tionally healthy. Malarial diseases are unknown, and invalids find the invigorating mountain air of great benefit.

MESSRS J.F. DURANT & Co., of Alvin, Texas, offers special bargains in fruit farms in the Gulf Coast Fruit Belt of Texas, set in pear trees from one year old to bearing orchards, besides raw lands in any size tracts from ten to 1000 acres.

THE Populous and thriving town of Crowley, La., not only offers splendid opportunities to the merchant, manufacturer, banker and the professional man to pursue his chosen calling with success, but parents who might be deterred from leaving large cities on account of the educational advantages desired for their sons, will find the Acadia Commercial and Literary College of Crowley equipped with every requisite for acquiring a commercial and literary education upon low terms.

ONE of the most important lumber towns in the South is Beaumont, Texas, and farming operations have been progressing for some time in the surrounding country. Messrs. Brooks & Polk, who are among the large real estate firms of the State, sell lands in different localities, but give particular attention to the coast country. They advertise that they have 100,000 acres of pine land for sale, besides valuable farm lands.

LANDS in Southwest Virginia, the blue grass section of the State, are mostly very productive, well adapted for cattle grazing and general farming. The climate is delightful, and a most cordial welcome is always extended to the farmers from the bleak and cold North and Northwest. The Pryor Farm Agency, Bristol, Tennessee-Virginia, has for sale a large number of farms all over Southwest Virginia, and offer to send an exhaustive description of any farm it controls. They also offer coal, iron and timber lands in Tennessee and North Carolina. The city of Bristol, Tenn., the headquarters of the Pryor Farm Agency, is a growing and prosperous city, situated on the State line that divides Virginia and Tennessee, and offers a good market for country produce.

No other portion of the State of Maryland is better adapted to agricultural, horticultural or industrial development than the old section known as Southern Maryland, which was at one time known as the Garden Spot of the State. Its climate is delightful and healthy, and it has been the home of some of the oldest and wealthiest families of Maryland. Persons desiring to purchase a fine property in this locality will find a rare opportunity offered in the advertisement of L. M. L. in this issue of the SOUTHERN STATES, who also offers for sale fine tobacco land in North Carolina, some choice suburban land near Baltimore, Md., and well located lots in the growing town of Berkeley, Va.

BESIDES its importance as a lumber center, Beaumont, Texas, is advancing steadily in agricultural prominence, as lands in the vicinity are fertile, adapted especially to rice and vegetable growing. A considerable amount of the immigration to Texas is shared by Beaumont.

It is not often that anyone in the South wishes to exchange his land for Western property, but for any-

one so inclined there is an opportunity offered by A. D. Hostermann, Springfield, Ohio, who wants to exchange property near Sioux City, Iowa, and a tract in the suburbs of Los Angeles, Cal., for Southern fruit lands.

FARMERS who locate in the great valley of Virginia may confidently expect success; Botetourt county is an especially favorite portion of this region; the land is set naturally in blue grass; it is in the area of heavy rainfall; there are good churches and schools convenient to all parts of the country, and the people are cordial and public spirited. Good farm lands in this section in large or small tracts are offered for sale on reasonable terms by Messrs. O. E. Obenshain & Co., Buchanan, Va., who also control mills, timber and quarry property. A farm in Southwest Virginia, purchased by Hon. E. C. Pechin, of Cleveland, Ohio, as noted in the April number of the SOUTHERN STATES, was sold through Messrs. Obenshain & Co. Messrs. Obenshain & Co. are careful and conservative in all their statements, and as an illustration of how careful they are, and how entirely they may be relied upon, it is worth mentioning that in their letter to the SOUTHERN STATES, sending an advertisement, they wrote: "We have in our advertisement set forth the advantages of this country, and if in your judgment it is a whit overdrawn you will please modify it." A firm that so carefully guards against exaggeration is a safe one to do business with.

RICE culture in Southeast Texas offers an attractive opportunity to parties wishing to engage in that industry. Mr. L. Miller, of Orange, Texas, controls a large area of rice and farming lands there, and 2000 acres of truck farming lands near the town of Orange.

ACADIA PARISH is aptly called the garden spot of Southwestern Louisiana. This is also the famous rice and sugar cane country, where fortunes have been made in the last few years. The Attakapas Land and Investment Co., Rayne, La., offers for sale here lands in any sizes from town lots to tracts of 3,000 acres, and several hundred acres of hardwood timber, besides long leaf pine lands.

THERE are few sections more attractive to the prospective settler than the country known as Tidewater Virginia, noted for its mild and healthful climate, the abundance of fish and oysters and game, and the capabilities of the soil for general farming, fruit and vegetable growing. Mr. Carter M. Braxton, of Newport News, Va., controls desirable land in this favored country, which he offers for sale at low prices, and invites correspondence in regard to it.

FIFTY THOUSAND acres of farm lands in Southeastern Texas are offered for sale by Mr. H. J. Lutchter, of Orange, Texas. This section is rapidly coming into prominence as a rice and fruit growing country.

In a notice in the April number of the J. E. Bennett Land Co., of West Point, Miss., it was stated that this firm had sold 100,000 acres of land to Northern farmers. It should have been \$100,000 worth of land. The land this company is selling in the prairie country of Mississippi is equal in almost every respect, and in some particulars superior, to land in Indiana and Illinois, where the purchasers have largely come from. The prices have ranged from \$10 to \$17 per acre.

SETTLERS with moderate capital are offered an excellent opportunity in lands for sale near the town of Oakman, Ala., which is near Birmingham, in the center of the famous Warrior coal field. Oakman is a thriving town on the Southern Railroad, where lands may now be had at low prices. A great deal of this valuable property is controlled by Mr. G. M. Masterson, Oakman, Ala., who will cheerfully send full particulars on application.

THE citizens of Orange, Texas, are working to attract immigration to their city and the surrounding country. The city offers extensive opportunity for manufacturing industries, as it is an important centre in the pine and cypress district of Louisiana and Texas, while the farming lands near Orange are admirably adapted to the raising of garden truck and fruits. Farmers seeking new fields of labor would be wise to investigate this territory.

It is hardly necessary to call attention to the city of Atlanta, Ga., its many superior attractions are so widely known; almost the same may be said of any part of Georgia. Messrs. Samuel W. Goode & Co., Atlanta, Ga., will send information about property in Atlanta and Georgia to suit the merchant, manufacturer or farmer. See their advertisement in this issue.

MR. PATILLO HIGGINS, Beaumont, Texas, is anxious to impart information concerning Southeast Texas. He controls valuable farm and fruit and rice land, as well as city property suitable to the manufacturer or business man.

THE country lying about Houston, Galveston and Velasco, Texas, is widely noted for its fertility. Farmers will find this a rich field for their labors in agriculture and fruit growing. Mr. L. M. Disney, of Houston, Texas, advertises that he has exclusive control of 10,000 acres of lands lying between Houston and Galveston and Velasco, concerning which he is anxious to give all desired information to inquirers.

THE idea of a home in The Felicianas ("Happy Lands") of Louisiana is especially attractive, and the homeseeker from the blizzard wrecked localities of the Northwest must feel that he learns of a haven of rest as he reads the advertisement of Mr. J. Burruss McGeehee, Laurel Hill P. O., La.

THE country adjacent to Beaumont is rich in timber and agricultural resources. Investors and homeseekers are requested to write for information to Messrs. O'Brien, Bordages & O'Brien, Beaumont, Texas.

FARMERS with capital at hand will find an attractive opportunity in the advertisement signed "Owner," Petersburg, Va., who offers two splendid farms for sale, twenty miles from Petersburg, on the Roanoke river, in North Carolina.

FOR agricultural and industrial enterprise, the property offered by the American Advertising Agency, West Point, Ga., should not be lost sight of. City property, valuable water power, and elegant farms in Georgia and Alabama are mentioned as for sale cheap on accommodating terms, and correspondence is solicited.

MUCH has been written about pineapple growing in Florida, which is now generally acknowledged to be one of the most profitable of agricultural pursuits. Good opportunities are offered by the Lee County Real Estate Agency, Fort Myers, Fla., who advertise not only a pineapple plantation on reasonable terms, but bearing lime and coconut trees, a bearing orange grove of ten acres in a tract of 421 acres with three miles of river front. They also control small and large orange groves, homes and lands in tracts to suit.

MR. H. W. WILKES, of Louisville, Ky., a "Florida Specialist," advertises a compulsory sale of several hundreds of acres of land in De Soto and Lee counties, Fla., with railway and steamer facilities convenient. He invites correspondence.

MR. W. A. WARD, Beaumont, Texas, represents investors and manufacturers in Beaumont, Texas, and invites correspondence concerning the coast country of Texas.

THE SOUTHERN STATES.

JUNE, 1895.

THE SOUTH AND THE NORTHWEST.

By William H. Edmonds.

In a recent issue, a paper published at Hastings, Neb., called the Adams County Democrat, in an editorial on an article in the New York Sun, has the following: "What advantage does the South offer to farmers? Certainly no such soil as Nebraska. No such climate. No such social surroundings. No such schools. No such churches. No such enterprise or industry. Nebraska wouldn't swap this for all the coons, possums and paw-paws of the Southern States. The Sun speaks of a Nebraska blizzard. Who cares for it? There are no ten story stone buildings to blow down and kill people out here when a blizzard comes along like they do in New York. You can escape a blizzard if there is a post-hole handy, but you can't escape the malarial pestilence in the Southern States if you eat a barrel of quinine."

The writer of this has apparently written simply out of pure ignorance. It is doubtful if he has investigated the South, or has ever been South, or knows anything in the world about the South. He believes that what he says is true.

This charitable excuse, however, cannot be made for the writer of an article in the Sioux Falls (South Dakota) Press from which the following extracts are taken:

"The Press yesterday enjoyed a very

interesting interview with Mr. L. O. Myrick, one of Mapleton Township's most reliable farmers, and who has been a citizen here for the past twelve years. The gentleman has but recently returned from a trip throughout the South, and wishes to give his friends and neighbors some of the knowledge he acquired by a very careful inspection of the country south of the Mason and Dixon line. Mr. Myrick went South upon his own notion, uninfluenced by railroad land agents, and by so doing was permitted to make his investigations without the assistance of the land agents that infest the country. Said the gentleman: 'I do not want to say anything that might lead one to think my statement exaggerated. If I tell the whole truth I shall be accused of overstating the condition that exists in the 'Sunny South.' The first thing to impress me as I reached points east and south of Memphis was the absence of loam. For two decades I have lived in Dakota where the soil is black as your hat and five or six feet deep. It was a general thing on my trip to notice that the earth seemed gray or white. Other pilgrims on the train remarked about it. I thought at times that the fields were covered with alkali or salt. Finally we sidetracked to wait for a train. I improved the opportunity to examine the dirt in an adjoining field. Jumping over the

rickety rail fence I gathered up a few handfulls of dirt. It was almost pure white sand. Here and there would appear a small bunch of wire grass, but the greater part of the field was destitute of all vegetation. A native on the train explained the matter by saying that close cultivation kept all vegetation, except that planted, out of the ground. He did not say whether they planted wire grass. At a point along the line between Tennessee and Mississippi I stopped at a small junction for a few hours. A darky was plowing in a field. He had a small single shovel plow drawn by a small mule. I thought of our big sub soil and traction plows and asked the colored man why he didn't get a bigger plow and plow deeper. He replied by bearing down on the handles of his jumper and said: 'See dat boss?' His plow had cut in about eight inches and brought up a dirty blue clay. I understood then why he didn't plow deeper. This character of soil prevails generally throughout the whole South. Here and there are isolated patches of ground in hollows where the débris of higher lands has washed down and made it comparatively productive. There are only two crops—I don't care what the land agents say—and they are corn and cotton. In either case, as soon as the plant is a few inches high, the farmer or his help takes a hoe and goes through the field chopping out of each hill all over two stalks. Slung across his shoulder, just as our fathers carried sacks before we got machine planters and drillers, the Southern farmer carries a sack filled with bird guano—the stinking fertilizer from the Southern seas—or the crushed bone and animal matter made in large cities by the scavenger. After chopping out the extra plants the farmer drops a handful of guano on the hill.

"By this slow and painful method the Southern-born farmer makes a poor living; the Northern immigrant doesn't do so well. The slow pace is all the country will stand. I will illustrate. A farmer from Minnesota came down into Georgia. He saw their method. Putting in fertilizer by hand was too slow for him. He rigged up a seeder in

such a way as to deposit seed and guano at the same time. The fertilizer generated its greatest heat just as the seed began to germinate. The result was that all the seed was burned out and not a single sprout appeared. The next season he tried two experiments. In one field he drilled the fertilizer first, intending to put in the seed a week later. Wet weather made it two weeks before the seeding was done. The result was the sandy shallow soil had given all of its vitality to the winds before the seed germinated. In another field he turned up the clay and put in no guano. The corn never got higher than two feet in either field. The man is now following the approved method and seeking an opportunity to come back to the North. Work horses cannot stand the great heat, and a resort to mules is necessary. There are parts of the South where fruit can be raised to the best advantage, but it is a precarious crop. It must be harvested in haste and rushed to the market just at the time there is a glut, and so many a farmer sees a year's labor go into freight rate and commissions in less than a week. You cannot hold it for a raise. Another thing that impressed me is the fact that all seed must come from the North, except cotton. It is also a fact that Southern oak and hickory is of no market value. No manufactories use it as it is too brash. Even in the far South, Northern oak is shipped in for wagon timber.

"I have visited the whole Southern country and given it close attention. I want to say that I feel that here in South Dakota a farmer finds the most conditions that make possible success. I have been here twelve years and I have done well. I would advise any friends of mine to stay here. I could point out many more defects that exist in the South, but I do not think it necessary."

The impulse is to ignore these slanderous assaults upon the South. The majority of people have too much common sense and too much intelligence to attach any importance to statements so rabid and so glaringly false, and yet the articles from which I have

quoted will be read and undoubtedly will be believed by large numbers of people. A lie travels infinitely faster than the truth. Owners of real estate who see the value of their property constantly declining because of loss of population are resorting to the most desperate methods to stem this flow of population Southward. Articles such as I have quoted from are eagerly seized upon and scattered far and wide. While it may seem to most people a waste of time and energy to contradict these absurd falsehoods, it is nevertheless quite important to show their absurdity. Many persons will read and believe these things and other like mendacious publications, strange as it may seem. There is no falsehood so palpable that it will not find credence somewhere. People who are familiar with the South would naturally assume that all intelligent persons know that the South has millions of acres of land as rich as any in the world, that a farmer can make a living in the South easier than anywhere else in the United States, and with the same amount of effort can make more money in the South than anywhere else, and that the South is naturally a more healthful section than any other part of the country; but there are hundreds of thousands of otherwise intelligent people who do not know these facts. Many of them are likely to be misled by such articles as these in which the writers either display the most absolute ignorance about Southern conditions or seek wilfully and maliciously to misrepresent the South. It is a good opportunity, moreover, to present in contrast the sort of statements about the South that some Northern papers are furnishing their readers, and the real facts about the South as gathered from official and other authentic sources.

Take the matter of soil. There is nothing to be said in disparagement of the soil of Nebraska and the Dakotas on the score of fertility. I am quite ready to concede all that is claimed for it in this regard; but, while it is true that the soil of much of these and of other Northern and Western States is capable of producing enormous crops of

certain products, it is quite true that in the South there are millions of acres that will yield as largely of the same crops while capable of producing an infinitely wider range of products. Moreover, the value of any soil is not to be determined by the possible yield of a certain product when all atmospheric and other conditions are favorable, but by the amount of money that it may be counted on to produce from year to year, with the varying conditions of temperature, rainfall and markets. Some of the Northern and Western States have produced at times almost phenomenal crops of corn and wheat. The soil is not lacking in capabilities so far as three or four products are concerned, but experience has demonstrated that as to most of the Northwest a good crop cannot be counted on oftener than once in several years, and when there is a failure of the staple products there is nothing else to fall back on, and as the growing season, moreover, is short, when a crop has been destroyed it is too late to plant anything more until the next year.

Now let us see what a few recognized authorities have to say as to Southern soils in the matter of productiveness and variety of products.

Dr. Robert Peter, at one time chemist of the Kentucky Geological Survey, an agricultural chemist and practical agriculturist of much experience, says:

"All scientific writers on soils attach the greatest importance to the relative fineness of the particles which form them. In this important particular our Kentucky soils are more valuable than the great body of those of the great Northwest; not only are their constituent particles very minutely divided, but even these, fine enough to pass through the meshes of the finest sieve, are not entirely fine sand of silica, but contain a considerable proportion of fine particles of decomposable silicates, which in the process of weathering help to keep up the supply of essential plant food and make the soils very durable. The late Dr. David Dale Owen, former director of the Kentucky Geological Survey, placed in the writer's possession a series of samples of soils which

he had collected during his celebrated exploration of the great Northwestern territory for the United States Government, some of which the writer analyzed. These soils, characteristic of the best of this great prairie region, are mostly dark colored, sometimes almost black, from the presence of a large proportion of organic matter, some of which is peaty or semi-bituminous—of little value for plant food—derived from the decomposing remains of many successive growths of grasses or aquatic plants in recent or former ages; but in them all, and in some of them in very large proportion, are visible grains of quartzose sand, reducing materially the quantity of 'fine earth,' and consequently the durability of these soils. While the organic matters—the dark vegetable mould—give to such soils great fertility at first, and cultivation is facilitated by the sandy ingredient, the durability of such soils without the aid of artificial fertilizers would be much less than that of our best Kentucky soils, which contain no coarse sand, but are altogether 'fine earth,' made up partly of decomposable silicates. By reliable accounts the older prairie farmers find it necessary even now to resort to artificial fertilizers, while on the best lands of Kentucky cropping for a hundred years has not brought about this necessity, nor will it perhaps for hundreds of years more. The great wheat growing region of the Northwest, known as the Red River Valley, is unmodified glacial drift, and the exhaustion by the present system of culture may be confidently predicted."

This is from a scientist of universally recognized ability and probity.

Here are some extracts from a description of the three civil divisions of Tennessee by Hon. A. J. McWhirter:

"The agricultural interest of East Tennessee is diversified and progressive. Improved breeds of cattle, sheep and hogs, and better methods of cultivation, have been pretty generally introduced. All the cereals flourish here, and all the grasses of the temperate zone, including blue grass. All the fruits common to the Middle States are successfully grown, especially apples, pears, cherries, plums

and grapes. It is urged by those who, from experience and study, are best acquainted with the industry, that this is the finest grape region on the continent, California not excepted.

The middle division of the State of Tennessee is remarkable for the variety and beauty of its topography. Extending from the Cumberland mountains on the east to the Tennessee river on the West, its landscape partakes of all the variety of mountains, plains, hills and valleys; of extensive forests; of numerous streams, large and small, some deep and quiet, others noisy and swift, but all bright and pleasant lines in a charming picture. There is not on earth a country that fills more completely the measure of the beautiful. This section resembles a vast plain interspersed with hills and lofty knobs, sunny streams and waving forests, surrounded by elevated plateaus that in the east swell into mountains, and in the west and north to picturesque highlands. The valleys, and here and there dips in the plateau, are very fertile, and contain many valuable farms and much valuable farming lands. The plateaus seem marked by nature for sheep husbandry, possessing in remarkable abundance the best known food for these useful animals. It is also an inviting field for fruit industry, especially apples, peaches, pears and grapes. The valleys are all rich and well watered, and much of the plateau contains valuable farming lands. The lands of the Elk, Duck and Buffalo rivers are among the finest in the world. Here again is a splendid region for sheep and every variety of live stock. These uplands bordering the valleys of these rivers are unsurpassed in the production of the native grasses, and are so extensive that millions of animals may roam uncrowded and fatten without let or hindrance. The valley lands are comparatively high-priced and contain many of the finest farms in the State. The northern rim, or the highlands proper, embraces some of the best farming lands in Tennessee. The scenery is bold and broad, the water clear and pure, and the forests in many places extensive and valuable. This is also a fine fruit region, particularly for apples,

peaches, grapes and berries. It is also a superb stock country and the home of plenty. The basin of Middle Tennessee is a lake-like plain of beautiful farms dotted with island summits of green and groves, and seamed with brooks and rivers that glisten like silver in the genial sunshine. It teems with herds of lordly cattle, with whitening flocks on a thousand hills, and with royal blooded horses. In summer, miles of waving grain, miles of green pastures threaded with murmuring brooks, miles of nodding forests, and an archipelago of baronial homes in the highest state of comfort and beauty, greet the gazer from every summit in this broad and matchless landscape. As a grain and stock country Middle Tennessee is unequalled. The lands of the basin are uniformly rich and the fruit unsurpassed; the world can't beat it for grain and grass and stock. For exquisite landscapes that embrace every phase of hill, valley, plain, mountain, forest and stream that the artist could choose for a perfect picture, it stands unrivalled. For homes where all the conditions unite to satisfy, refine and liberalize, while they stimulate to high bred achievements and lordly hospitality, it is unsurpassed. The lands of this matchless region are high-priced, but worth the money.

"The twenty-two counties composing West Tennessee lie between the Tennessee and Mississippi rivers. Much fine stock is raised, and abundant crops of corn, wheat, hay and fruit. Peanuts are a staple crop in several counties, and are grown with great success. Tobacco is extensively grown on the northern border, and is of superior quality. All this region is finely adapted for fruit growing, and possesses superior advantages for cattle and sheep culture on a large scale. It is, beyond any section known to the writer, the home of diversified production. For fruit it stands unsurpassed. Nowhere are peaches, strawberries, raspberries, dewberries and blackberries more successfully or profitably grown, and nowhere is the quality of the fruit surpassed. Nor should its fine advantages for stock raising be overlooked. It grows everything necessary to successful stock raising. It has

miles of wild cane upon which cattle feed in winter; its grasses are green from seven to nine months in the year; it is almost literally quilted with running streams, and nowhere on earth does the soil respond more gratefully to kind treatment. The lowlands and the bottoms of the Mississippi river region are magnificently timbered. The world can't beat it for variety, size and merchantable value of its forests. Its lands are as rich as those of the Nile, and in the parts free from overflow, or where the overflows are not frequent, there are many farms of unequaled productiveness."

Dr. David Dale Owen, who has already been referred to as having made an exploration of the Northwestern territory for the United States Government, says of the soils of Arkansas: "A comparison of Arkansas soils, so far as made with a few soils collected in Iowa, Wisconsin and Minnesota, shows that her soils generally are equally rich in fertilizing ingredients with those of the said States, and that her bottom lands are, in truth, richer."

At the Atlanta Exposition in 1881, Arkansas received the first premium for corn and cotton, competing with all the States, including Kansas. At the Tri-State Fair, held later at Toledo, Ohio, (embracing parts of Ohio, Indiana and Michigan) a collection of grains, fruits, etc., from Arkansas was awarded a diploma for the best display of corn and fruit over all competitors.

Col. M. B. Hillyard, of New Orleans, a Northern man, a very distinguished and a very conservative and conscientious writer on Southern agricultural topics, formerly himself an agriculturist and fruit-grower in Delaware, in a book, published some years ago, entitled "The New South," says of Arkansas:

"The geographical position of Arkansas is such that, with her topography, she produces a wonderful variety of crops. With an altitude of nearly 3000 feet above the level of the Gulf of Mexico, and nearly $3\frac{1}{2}^{\circ}$ of latitude, she yields the products of nearly 10° . There can be produced the buckwheat of New England and the rice of South Carolina; the corn of Iowa or Illinois—

only better—and the sugar cane of Louisiana, the wheat of Minnesota, and the spelts of Germany; the flax and hemp of Europe, and her own unsurpassed cotton; the fig of the semi-tropics and the apple of the temperate zone; rye, barley and oats as good as anywhere, and the last pre-eminently; clovers, red top, timothy, orchard grass and other favored grasses of the North and West, equal if not superior to those of the latter two areas, and many grasses these cannot produce; superb Irish and sweet potatoes, turnips, cabbage, beets, peas, beans, onions, radish, celery, oysterplant, eggplant, squash, pumpkin, okra, lettuce, tomatoes, etc.; melons of most delicious quality and great size—even becoming celebrated for these; tobacco, hops; fruits away beyond enumeration. What an array of products is this only cursory enumeration! There the grasshopper and the locust come not; the potato bug is unknown, and the chinch bug almost a stranger. The textile fabrics—silk, cotton, wool, mohair, flax, hemp, jute, ramie—can all be produced there, and can nearly all, if not quite, be shown. All the comforts and luxuries needed can be raised in the State."

The same writer says of Louisiana:

"There is probably no other State in the Union possessing so much land of such marvelous fertility, capable of such continuous cultivation without exhaustion, and adapted to such a wide range of products."

On the same subject, Dr. Joseph Jones, in a book on "Climate and Health of Louisiana," which has been pronounced one of the most satisfactory works ever written about any country, says:

"The soil of this State, in virtue of its variations in composition and elevation, is adapted to the successful cultivation of sugar cane, rice, cotton, corn, wheat, rye, barley, oats, and all the fruits common to the temperate and sub-tropical zones. Louisiana possesses perhaps the most fertile soil of any of the States of this Union, in virtue of the large proportions of the alluvium of the Mississippi valley enclosed within her borders. As is well known a wide

belt of recent alluvium borders the Mississippi river from the mouth of the Ohio to the Gulf, seventy-five miles wide in the greatest expansion, and twenty-five miles wide in its greatest contraction. The area of the alluvial tract above the delta is 19,450 square miles [12,448,000 acres]. The depth of the alluvial deposits, from the mouth of the Ohio to New Orleans, ranges from twenty-five to forty feet. The area of the delta of the Mississippi river, which lies almost wholly within the borders of Louisiana, is estimated at 12,300 square miles [7,882,000 acres]. The entire delta is elevated but a few feet above the level of the Gulf of Mexico, and from its fertile soil and proximity to the Mississippi river and bayous, is perhaps as fertile as any body of land in this or any other continent."

Eugene W. Hilgard, Ph. D., professor of agriculture at the University of California, whose report on cotton production in the United States and the agricultural and physio-geographical conditions of the cotton States, constitutes volumes 5 and 6 of the tenth census report, says, in his "preliminary report of a geological survey of Western Louisiana":

"Few sections of the United States, indeed, can offer such inducements to settlers as the prairie region between the Mississippi bottoms, the Nez Pique and Mermentau. Healthier by far than the prairies of the Northwest; fanned by the sea breeze; well watered; the scarcity of wood rendered of less moment by the blandness of the climate, and the extraordinary rapidity with which natural hedges can be grown for fences; while the exuberantly fertile soil produces both sugar-cane and cotton in profusion, continuing to do so in many cases after seventy years' exhaustive culture—well may the Teche country be styled by its enthusiastic inhabitants the garden of Louisiana."

Of the same section, Col. Daniel Dennett, for many years agricultural editor of the New Orleans Picayune, in a book entitled "Louisiana As It Is," says:

"These six parishes [referring to Southwestern Louisiana] contain more

than 3,000,000 acres of tillable land, most of it of inexhaustible fertility. On thousands of acres the grass grows on a smooth surface under the waving branches of noble trees. The soil is rich beyond anything we ever saw in the great West. The beautiful smooth prairies look as though they had just been washed. The fat herds grazing upon these green prairies help in giving the finishing touch to this magnificent landscape scenery. Plums, figs, quinces, pears, cherries, grape, papaws, persimmons, pecans, hickory nuts, walnuts, blackberries, dewberries, May apples, mulberries, crab apples, black and red haws, chinquapins, strawberries and some other fruits of little importance thrive and mature well in these parishes. In St. Mary and along the coast to the Mermentau, oranges are raised yearly in great abundance; and the mespilus or Japan plum, lemons, limes, bananas and pineapples may be produced in the open air as high up as Franklin, by giving them a little extra protection in the winter. Turnips, cabbages, beets and all the other garden vegetables and melons grow as well in these parishes as they do north of the Ohio River. The best winter gardens contain large white-head cabbages, rutabaga and flat turnips, onions, eschallots, garlic, mustard, rocket, radishes, cauliflower, beets, cress, lettuce, parsley, leeks, English peas, celery, endive, etc., etc. These thrive well in the gardens all winter, except in very cold winters, back from the coast, when a part of the list give way before the frosts."

From a report on Southwest Louisiana issued by the United States Department of Agriculture, the following is taken:

"The prairie and all the alluvial lands I visited in this locality are of alluvial origin, with a surface of soil of from three to four feet of almost inexhaustible fertility, formed and kept up by the annual decay of vegetable matter and overflows from higher altitudes. Some of this land will produce four crops of hay a year. I allude to Bermuda grass which makes the best hay that is made in this section. A slight variation is found in the sub soil. In this vast

prairie, containing three or four million acres, there is a series of islands that are not surrounded by large and distinct rivers but by bayous, which are simply little streams that drain them and part of the adjacent prairies. On these islands the soil is good and easy to cultivate, but of course not so rich or so deep as that of the prairies. As a general rule the soil runs as follows: first, rich vegetable mold from four to six inches deep, next loam, then sand, and lastly clay. So far as the soil is concerned I know of nothing that could not be raised here, except timothy and some small fruits that fail in midsummer if the season be dry."

Prof. W. C. Stubbs, of New Orleans, director of one of the United States Agricultural Experiment Stations in Louisiana, in a paper on Southern Soils read before the Farmers' Institute at Vicksburg, Miss., in February last, says by way of summarizing the lands of the Mississippi Valley below the mouth of the Ohio:

"Thus we have a total of 28,986 square miles [18,551,040 acres] of the richest lands on earth, much the larger proportion of which is susceptible of excellent drainage, in a high state of cultivation."

The lands referred to in this quotation are in Mississippi, Arkansas, Kentucky and Tennessee. In the same paper Prof. Stubbs says:

"To appreciate the nature of our front lands, one has but to watch the turbid waters of our stream in spring, hurrying past us, with a freight of sediment stolen from over a thousand townships. Remove a glassful of it and set it aside to settle and you have in the deposit a perfect museum of soils, gathered from the fertile farms of New York or Pennsylvania, from the sandy cliffs of the great Kanawha, from the clayey slopes of Cincinnati, from the corn prairies of Illinois and Iowa, from the melon patches of a Cheyenne squaw, or from the canons of the far-off Yellowstone. Thus nature is robbing the Northern States of their finer soil material for the benefit of the Southern, and we are happy to announce that many Northern men are following it, recognizing that

when it is thus trituated, mixed and deposited under Southern skies it has a double productive capacity.

"After the war a prominent politician came to Louisiana from Illinois. When charged with being a carpet-bagger he indignantly denied it, and replied that his father's farm in Illinois had long since washed away and had been redeposited upon the sugar lands of Louisiana and he had simply followed it, claiming his own, and was therefore a native to this soil. This course that nature is pursuing of transporting the finer material of soil from the North to the South will, we hope, be an example to induce the 'finer' farmers of that same section to follow it, not with 'carpet-bags' but with 'full sole-leather trunks,' prepared to spend their lives and ultimately to mingle their ashes with the Southern soils."

William M. Fontaine, Professor of natural history, etc., at the University of West Virginia, in a book on that State, says:

"West Virginia is fortunate in having a large proportion of loam lands. Indeed they may be said to be the characteristic soils of the country and to form the larger part of the surface. These make usually the most fertile lands known since they contain all the elements needed by the plant combined with the best physical condition, uniting as they do the good qualities of sandy and clay soils so far as these arise from the texture and condition of the land. Magnificent alluvium soils are found in this State. The bottom lands along the principal rivers are widely celebrated for their productiveness and for the great length of time during which they have been cultivated. Some of these have continued without intermission for more than one hundred years to make heavy yields of that most exhausting of all crops, Indian corn. From the immense number of hills in this State the amount of bottom lands is very large, that of the streams and uplands together being put by some at 30 per cent. of the entire area."

Hon. Thomas Whitehead, commissioner of agriculture for Virginia, summing up the characteristics of the soils of that State, says:

"In Tidewater; Peat-bottom, or swamp and Savanna lands, for cranberry culture; salt marshes and meadows for grass and cheap grazing; river marshes that reclaimed are fine hemp lands; plains, with soft and warm soil, for great market gardens and the rearing of delicate fruits; river bottoms—nearly alluvial lands—excellent for cotton, corn, wheat, oats or meadows; thin sandy uplands for great sheep pastures and for forest planting.

"In Middle: Clay soils that produce the finest of wheat; mixed sand and clay, well suited to general agriculture; thin lands, where fruit-growing would be remunerative; rich low grounds where great crops of Indian corn and rank tobacco grow from year to year without exhausting their fertility; light soils, where the finer kinds of tobacco are produced; lands for swedes, mangolds, etc., and improved sheep husbandry.

"In Piedmont: Rich upland loams unsurpassed as wheat or tobacco lands, and producing heavy crops of cultivated grasses; low grounds, where the corn crop is always good, and where heavy shipping tobacco comes to perfection; lighter soils, where the vine and the apple produce abundantly; the best of lands for dairies and for sheep and cattle rearing.

"In the Blue Ridge, where the natural grasses invite to sheep and cattle grazing, and the rich, warm soil and sunny exposures are adapted to fruit culture on lands that would elsewhere be too valuable for the plow.

"In the Valley the natural blue-grass lands, the home of the stock-raiser and dairyman; the heavy clay lands, fat in fertilizing ingredients, always repaying the labor spent on them in crops of corn and wheat; the lighter slaty lands, famous for wheat crops; the poorer ridge lands, where sheep-raising should be followed.

"In the mountain region are great cattle ranges, lands where grass grows naturally as soon as the trees are cleared away and the sunlight admitted; rich meadow lands in the valleys well suited to dairying; fat corn or tobacco lands along the streams; lands for root crops along the slopes and on the plateaus."

And so as to all the other Southern States, the writings of expert and unimpeachable authorities might be drawn upon in demonstration of the great capabilities of their soils in production and in diversity of crops.

It is well known that in Maryland, particularly the Western part of the State, there are wide valleys possessing a most fertile soil in the highest state of cultivation. Washington and Frederick counties, in this State, can boast of some of the most highly improved and productive farms in America. The central part of the State, including Carroll, Howard and Montgomery counties and parts of Baltimore and Harford counties, contain rich and productive valleys that can hardly be surpassed anywhere.

North Carolina has in its eastern counties extensive areas of alluvial soil not surpassed anywhere in fertility and durability. In the mountains, valleys and river basins of its western section there are lands capable of yielding as large crops of cereals and grasses as the best lands in any Northern State. This State, like South Carolina, has considerable areas of sandy soil, but both have hundreds of thousands of acres of rich, heavy, deep loam and alluvial soils, capable of producing the largest yields under continuous cultivation. And even most of the sandy soils, if judiciously cultivated in such fruits, vegetables or other products as they are suited to, can be made to yield an average annual revenue greater than can be gotten out of Nebraska and Dakota lands in any consecutive period of five years.

Georgia is everywhere known for the fertility of the soils of much of its area, for the great diversity of its products, and for its advanced and successful and prosperous farmers.

In the central and southern part of Florida there are several million acres of land that have been reclaimed from overflow by canals and other drainage works. These lands are formed of decayed vegetable matter to an extraordinary depth and are enormously productive. There are no such lands anywhere in the Northwest. In the western part of the State, between the Gulf and the

Georgia line, there are lands equal to the best in Ohio for general farming, with fruit-growing capabilities equal to those of California (except as to tropical fruits, oranges, lemons, etc.).

In Alabama the famous "Valley of the Tennessee," comprising the northern tier of counties, is one of the finest farming regions in America. The rich valleys of the central mountain region, the prairie section farther south, and the heavy lands of the "black belt" are likewise noted for the productiveness of the soil and the great variety of products that can be grown.

Hon. J. R. Dodge, M. A., formerly statistician of the Department of Agriculture of the United States, in a publication entitled "Farm and Factory; Aids to Agriculture from Other Industries," has something to say about the South; and it has been pertinently said of Mr. Dodge that "Rhetoric and exaggeration are aloof from his style and habit; he is used to dry facts and cautious statements; he enumerates rather than describes; he is used to a sober and staid style of writing; his habits of investigation are most careful; he finds, and does not invent." Here is a part of what he says about the South in his book, *Farm and Factory*:

"The territory lying between the Potomac and the Rio Grande, including eleven States, is eighteen times as large as the State of Ohio, and fully three and a-half times the size of France or Germany. Its surface is diversified by mountains with extreme elevation above 6000 feet. Its soil is of great variety—from light sandy to heavy clays—and unfathomed alluvial deposits. The rainfall is abundant and seasonable—from forty to sixty inches per annum; springs of pure water are so numerous as to supply largely the place of wells in farm economy, and rivers furnish a perennial supply of power for possible manufactures. It is a healthful and beautiful land redolent of flowers and surfeited with wild fruits, while cultivated fruits of the temperate and sub-tropical zones grow profusely with little care or cultivation. The dweller in a forest cabin can subsist in luxury on fish and flesh and fruits, with venison,

turkey or duck upon his table daily, with no labor beyond that of the angler or huntsman. The climate is so mild that his house could be constructed with a few days' labor in the primitive forest, and the fuel for his cuisine and comfort could be gathered within a furlong of his door. Though the rainfall is distributed through the summer, it comes in showers, and not in long seasons of drizzling mist, leaving the landscape bathed in sunshine through nearly all the hours of daylight. While the temperature is high, the heats are abated by breezes from the gulf and ocean, and the lowest latitudes have cool and comfortable nights, favoring sleep and recuperation. Evaporation of heavy rainfall cools the earth, and abundant shade subdues the noonday heat, for it is a country wooded as well as watered, the farm lands having an average of 54 per cent. of their area in forest. It is a country favorable to health and conducive to high physical comfort. Life is rich and full and joyous in this sunny land. In the summer days a vacation in the mountains, to the dwellers of the cotton belt, is a physical luxury, and the variety and purity of the thermal and mineral waters of the slopes and plateaus of the Alleghanies are among the wonders of nature."

This "Mapleton township" fellow who "went South on his own notion," and who avers that he has "visited the whole Southern country and given it close attention," says "there are only two crops in the South, corn and cotton." According to reports of the Census and United States Agricultural Department, however, the South does produce a few things besides corn and cotton. It may be worth while to note some of them.

The statements that we have quoted as to the soils and products of the South come from Nebraska and the Dakotas. The most important cereals of these three States, besides corn, are wheat and oats. The wheat crop of these States in 1889, the year for which the census figures were compiled, was 53,500,652 bushels. The wheat crop of the South in the same year was 50,388,891 bushels, or 95 per cent. of the crop of this great

wheat region, which includes the famous Red River Valley and the widely noted Dakota wheat farms. In the same year these three States produced 60,083,010 bushels of oats. The crop of the Southern States was two-thirds as great, being 40,131,981 bushels.

According to this, "one of Mapleton township's most reliable farmers," the methods practised in the growing of corn in the South are such that the aggregate crop must be insignificant; but according to the census the corn crop in the South in 1889 was 442,705,149 bushels. This was nearly double the entire crop of these three great corn States, which together produced only 229,231,933 bushels.

But, lest it may be said that the year 1889 was probably a bad crop year in the Northwest and that the comparison is unfair, suppose we take the average in both the South and these States for a period of years. Take, say, the last six years (1889-1894). According to the reports of the Agricultural Department, the average annual yield of the three leading cereals in this period has been as follows:

	Wheat. bus.	Corn. bus.	Oats bus.
The South.....	54,805,062	488,662,125	76,157,847
Nebraska and the Dakotas.....	68,755,388	148,373,408	59,170,292

That is, the South, which has nothing but a barren sandy soil, and raises corn in a most primitive fashion, has produced in the last six years an average annual crop of corn three and one-half times as great as the average crop of these three corn producing States; and a section which grows nothing but corn and cotton has produced an average annual crop of wheat of 54,805,062 bushels, against an average annual crop of 68,755,388 in these wonderful wheat producing States, besides 76,157,847 bushels of oats against an average annual crop of 59,170,292 bushels in these three States noted for cereal production.

The largest crop of corn produced in the South in any one of these six years was 535,942,000 bushels. The largest

crop produced in these three North-western States was 189,371,000 bushels. The lowest crop produced in the South was 444,690,000. The lowest crop produced in these three States was 15,809,933.

Besides corn, wheat and oats, the South produced last year 631,358 bushels of buckwheat and 2,363,161 bushels of rye.

But there are yet other things grown in the South. The Southern States produced in 1894, as shown by reports of the United States Agricultural Department, 73 per cent. of all the tobacco grown in the United States, the South's crop being 298,820,902 pounds, against 107,857,483 pounds produced in all the rest of the country. The South grew in 1894, 16,397,596 bushels of potatoes. The crop in Nebraska and the Dakotas was 6,268,916 bushels. According to the eleventh census the South produced in 1889 128,590,934 pounds of rice and 3,530,492 bushels of peanuts.

This careful and conscientious explorer of the South lost sight of the fact that there is a large truck farming industry, in which thousands of men along the South Atlantic coast and in the Gulf States have made fortunes in the last few years. According to a bulletin issued by the eleventh census the value of products raised by the truck farmers of the South in 1889 exceeded \$30,000,000. This has probably grown now to more than \$50,000,000 a year.

He admits that the South has some advantages in fruit growing, but claims that the business doesn't amount to anything. If he had taken the trouble to study the census reports he might have learned that the principal fruits produced in the South in 1889 were as follows:

	Bushels.
Apples.....	47,967,029
Peaches.....	26,813,100
Pears.....	582,716
Cherries.....	311,465
Apricots.....	14,926
Plums.....	721,102

The apples produced in the South constituted one-third of the entire crop of the United States; the peaches more than two-thirds of the whole product of the United States, the yield of these

two fruits for all the States and Territories having been respectively 143,105,689 bushels and 36,367,747 bushels.

Fruit growing is much more profitable in the South than elsewhere, for the reason that on account of early maturity the fruit gets into market many weeks in advance of the Northern crops, and commands prices many times higher.

Then there are the tropical and semi-tropical fruits and nuts. In 1889 Florida alone produced oranges worth \$4,298,014. This was nearly double the value of the orange crop of California, which amounted to \$2,271,616. The value of nuts and citrus fruits other than oranges was \$3,556,627; the value of such nuts and fruits in California was \$3,989,968.

The South did some little business in the way of grape growing. The production of table grapes in 1889 in four States, Virginia, North Carolina, Georgia and Tennessee, was 29,078,000 pounds. The wine produced in these four States from native grapes amounted to 1,165,832 gallons.

It is claimed that all seeds except cotton must be brought from the North. This gives rise to an interesting question. What becomes of the seed produced for sale in the Southern States? According to a bulletin issued by the Census Department, of the 596 seed farms in the United States 146 were in the South. There were only 19 in Nebraska and the Dakotas. There were 636 nurseries in the South with an invested capital of \$6,094,504, occupying land valued at \$4,117,891.

This Mapleton township investigator in his careful scrutiny of the whole South could find no horses there, only mules, he says, being able to stand the heat. The last report of the statistician of the Agricultural Department at Washington, issued April, 1895, in an enumeration of live stock in the country, puts the number of horses in the Southern States at 3,536,497; this is more than three times as many as are reported for Nebraska and the Dakotas.

Let us see about other live stock. The same report of the Agricultural Department statistician puts the number of milch cows, oxen, &c., in the South at 15,354,407; the number of sheep at

8,560,821; the number of swine at 18,-450,796. The number of these animals in Nebraska and the Dakotas is given as follows: Milch cows, oxen, &c., 2,864,771, about one-sixth of the number in the South; sheep 874,101, about one-tenth of the number in the South; swine 1,598,240, about one-twelfth of the number in the South. The wool clip in the South in 1894 is given as 49,244,906 pounds. The clip of the three Northwestern States, with which these comparisons have been made, was 6,581,975 pounds.

Of poultry and egg products the census report shows that in 1890 there were in the South 100,248,382 domestic fowls, and the egg production of 1889 was 184,344,734 dozens. According to the census report the number of pounds of butter produced in the Southern States in 1889 was 221,003,954.

The Adams County Democrat, quoted from above, says the South has no such climate as Nebraska. Happily it has not. It has already been shown in these pages (editorial on "The Summer Temperature of the South" in issue for February, 1895) that through summer the South suffers but little more than the North from heat, and that it never gets as hot in the South as it does in the Northwest. From the reports of the Weather Bureau of the United States it is found that the July normal temperature is 79.2 for Norfolk, Va., 78.4 for Atlanta, Ga., 81.4 for Memphis. The normal July mean for Omaha is 76.4; for Des Moines, Ia., 75.4; for Leavenworth, Kan., 78. According to the temperature maps issued by the Census Department, the highest temperature known in the South is 105°. Nebraska, the Dakotas and other Northern and Northwestern States are in a belt of country in which the temperature goes 5° higher than in the South, the maximum being 110°. The normal mean temperature for January is 41.3 for Norfolk, Va., 43.4 at Atlanta, 43.4 at Memphis. The normal mean temperature for January at Omaha, Neb., is 18.9. Des Moines, Ia., 17.7; so that while the South has an equable climate with but a comparatively slight range of temperature, these Northern States are

subject to a degree of heat that is never known in the South, and a winter temperature that goes to the other extreme. There cannot be much physical comfort in a country where the mercury goes to 110° in summer and falls to 40° below zero in winter, a range of 150°.

"No such social surroundings." That too is quite true. The social conditions in the South are as much higher than those of the Northwest as the climate is better. Nowhere in the world is there a higher grade of civilization and more delightful social life than in the South. This fact is universally recognized and acknowledged by people who travel and see things.

"No such schools!" It is true that the common school systems of the different Southern States have not been on as high a plane as those of most of the Northern and Western States, but there has been a stupendous improvement in this regard in the last ten years. No other State in the Union has a public school system so well endowed as that of the State of Texas. No other State in the Union, not even in New England, is educating a larger proportionate number of its children than the State of Arkansas. There has been in the South in the last ten years much more rapid advance in school methods and in the proportion of children in schools to the population of school age than in any other part of the country.

"No such churches!" One of the distinctive and most striking characteristics of the South is the high degree of religious and moral life. In this regard it is infinitely in advance of any part of the West and Northwest. According to the census of 1890 the percentage of church members to population in the Southern States was 34.42. The percentage for Nebraska was 18.36.

"No such enterprise or industry." No people of any country in the history of the world have ever shown a more remarkable energy and enterprise and industry than the Southern people have exhibited in the progress they have made in the last thirty years, after the devastation and demoralization of the war. The prevalent idea that this progress and development have been

brought about wholly by Northern money and energy is wrong. The greater part of it has been accomplished by the people of the South.

"You can escape the blizzard if there is a post hole handy, but you cannot escape the malarial pestilence of the Southern States if you eat a barrel of quinine." True, possibly, as to the first clause in this sentence, but people can't carry post holes around with them to be prepared for blizzards, while it is possible to escape malaria in any part of the South. The South has never suffered from malaria any more than the Western States have in their early settlement, and is not troubled with malaria now any more than they. It has been amply demonstrated within the past few years that malaria in the South may be entirely escaped by the drinking of pure water which may be had in abundance. Wherever in any part of the South, even in sections adjacent to the most sickly swamps, artesian or other pure water has been introduced, malaria has entirely disappeared. The testimony on this point is absolute. Malaria, with all its kindred diseases, has been proved to be entirely avoidable in any part of the South, or any other section of the country for that matter.

Probably one of the silliest things in the article from the Sioux Falls Press is the statement that Southern oak and hickory are of no value; that no manufacturers use it, and that even in the far South Northern oak is shipped in for wagons and wagon timber. There are millions of dollars invested in hardwood industries in the South—wagon factories, spoke and handle factories, and others using hardwoods, whose raw material comes wholly from Southern forests. No Northern oak is shipped to Southern factories. Many factories needing hickory and oak have moved to the South from Northern localities because of the more abundant supply and the better quality of the wood.

In a report on the forests of North America, prepared for the census by Charles S. Sargent, professor of arboriculture in Harvard College, there may be found such statements as this: "Two great bodies of hardwood timber remain,

upon which comparatively small inroads have yet been made. The most important of these forests covers the region occupied by the Southern Alleghany mountain system, embracing Southwestern Virginia, Western Virginia, Western North and South Carolina and Eastern Kentucky and Tennessee. Here oak unequalled in quality abounds.

* * * The second great body of hardwood, largely oak, is found west of the Mississippi river, extending from Central Missouri to Western Louisiana.

Writing of Mississippi, he says: "White oak timber of the finest quality is found here in the greatest abundance and perfection." And again: "The region covered by these splendid forests of hard woods possesses a wealth of timber of the most valuable kinds and in surprising variety." Of Louisiana, he says: "The magnificent hard woods in every part of the State can supply abundant material for many important industries which already at the North suffer from the exhaustion and deterioration of the local timber supply." Of Arkansas, he says: "The hard-wood forests of the State are hardly surpassed in variety and richness, and contain inestimable bodies of finest oak, walnut, hickory and ash timber. * * * Industries consuming hard woods are still in their infancy in Arkansas, although destined doubtless to achieve important development."

Judge Pitkin C. Wright, of Memphis, Tenn., in a recent article on Southern timbers, says:

"For some time past the great agricultural implement firms of Illinois and Indiana have been turning to the South to seek the material for their machines. * * *

"The lumber from the forests of the Southern States of the United States has a firmer, closer grain and a texture susceptible of a finer polish than the average wood of the Northern forests of the same grade, will hold nails better and is more lasting. As these facts have come to be realized, the Southern timber has come more and more to be sought for for furniture, for interior finish or any other uses where a smooth surface and a high state of polish is

desirable as well as where toughness and textile strength are required. * * *

"There have been during this past fall and early winter, several parties of manufacturers interested in the furniture factories of Michigan and Illinois visiting the South examining the timber supply and seeking timber locations. They say that they find the Southern timber of the same grades and qualities much better for their business than the Northern timbers; better texture, closer grain, susceptible of a much higher polish and a finer finish. * * * The agricultural implement makers say the same thing of the Southern oak and ash as compared with that of the North.

"The Southern woods are also, as a rule, being of a finer texture than the Northern ones, more durable when put in work. The equableness of the climate, being between the extremes of heat or cold of the North, renders the fibre of the wood more uniform and its growth and grain more firm. Another good quality of the lumber of the South is its greater width and better grade, as being cut from larger logs, from trees that have acquired more age and strength of fibre."

It is useless to go on multiplying tes-

timony. This paper is already much too long. If any further demonstration be needed it may be found in the hundreds of letters from all parts of the South that have been published in the SOUTHERN STATES in the last two years, written by persons from the North who have moved to the South, and in the conclusive and unanswerable facts that a constantly-growing volume of immigration is pouring into the South from other parts of the country; that every week hundreds of farmers from the North and West and Northwest are buying land and establishing homes in the South, after the most careful and exacting investigation; that the settlement of one or more families in any Southern locality is in nearly every case followed by the removal to the same locality of former friends and neighbors of the first comers, an evidence that the latter have sent back favorable reports of their new homes; and that the longer these settlers from the North live in the South, the more convinced of its greater advantages and attractions do they become, and the more earnest and enthusiastic in their advocacy of it and claims for it.

AGRICULTURAL CAPABILITIES OF THE SOUTH.

II.—GRASSES (Continued).

By M. B. Hillyard.

I have never been able to fathom the explanation of the feeling a Kentuckian from the blue-grass region has for the grass that gives that area its name. I surely can't be mistaken when I say that many of them fancy that a certain belt of that State has a monopoly of claim to a mysterious virtue, imagined to attach to it. It is astonishing how many residents of that area will repel, with scorn, any supposition or assertion of one that any other part of the State than that pretty well defined by geographical line, is a blue-grass country. And I have found Kentuckians, in other States, proud of having come from the blue-grass region. But, while I notice their devotion to the grass, it is very observable that they soon lose their notion that no other location will produce that grass well but their own Kentucky home. They love the grass so well that they are very soon trying it in their new homes, even if it be in droughty Kansas, where I saw some years ago a man who had been trying to get a sod of blue grass for nearly twenty years, without effect, on his farm in Southwest Kansas. This man was from Bourbon county, Kentucky, and it was astonishing to see his tenacity of endeavor to have under his eye the favorite grass of his old home.

Some years ago, when I was the guest of Doctor A. C. Stevenson, (now deceased), of Greencastle, Indiana, he took me out to the fields of his ample acres near there to show me his blue grass. And a fine sight they were! He told me that many years before he had moved to Greencastle from Bourbon county, Kentucky, and bought a large area—2000 or more acres—of what were then very poor and cheap lands, and seeded them down to Kentucky blue

grass. He hoped it would be a success. Anyhow, the passion for the grass was so strong he resolved to try. At that early day the idea seemed rather preposterous to the doctor's neighbors, for the grass seemed peculiarly confined, by popular estimation, to a certain area in Kentucky.

I remember an instance of a distant connection of mine, one of the children of a very celebrated and wealthy short-horn breeder in the very heart of the Kentucky blue-grass region. In a partial disposition of the parental estate, so as to "set up" the children as they came of age, this son had been allotted several thousands acres of very rich land in Missouri, while one or more of the other children had been given a very much less area of high-priced land in Kentucky, because it would raise blue grass, you know! At that date his broad acres in Missouri were well set in Kentucky blue grass, on which were grazing a large herd of a superb strain of short-horns. And he seemed to take a great pleasure in enjoying the thought of how he was supposed to be martyred in being deprived of a small area of Kentucky blue grass land, in consideration of a very large slice of Missouri blue grass land.

I have made this little excursion into narrative to show the estimation in which this grass is held by all persons who have been raised in the Kentucky blue grass belt, and that they have their minds changed and find other places will produce excellent blue grass. And it is a blessed thing that it is held in such high esteem by Kentuckians of that blessed belt. For wherever they go they carry it, if soil and climate will suit. And wherever it is introduced it

commends greatly the area to all well informed men, redeems it from popular inconsideration, and brings in a factor of sustenance for live stock of incomputable value. It is very certain that almost every one has to receive a sort of quasi-education to estimate the true potentiality of a first-class blue-grass region. In many places the grass is held in disesteem and virtual contempt. This springs from a number of reasons. Sometimes from the stolidity of people who have a very good thing, and not knowing its value. I have met people at the West who were enjoying the benefits of a well disseminated and good blue-grass sod, who did not appreciate its value and literally trampled it under foot, reminding one of the "bright golden flower" in *Comus* :

"Unknown, and like esteemed, and the dull swain
Treads on it daily with his clouted shoon."

But, so soon as one tells them it is Kentucky blue grass, they awake to estimation,—like one who finds he has a gold mine on his farm of which he had no suspicion. Then again there is a considerable tract of country where the grass is known as "June grass," and where it does not play anything like so prominent or useful a part as other grasses, particularly red clover. And it receives the name of "June grass" because that month represents the period or duration of time at which the grass is at his best—certainly its vigor of verdure—or commonly supposed best condition. The reader must not have failed to be impressed with the qualification of my language. I was much enlightened on this point some years ago on a visit to a noted stock-raiser. He called my attention to the fact that the cattle were eating the dried up (cured) blue grass in the open field to the utter neglect of the green and succulent grass in the shade. It was sweeter and more nutritious he remarked, and certainly the preference of the cattle. So that, while there is much in the grass virtually passing in June, its dried up condition is not so really meaningless as it seems.

I really do not know any bar to Kentucky blue grass, but lack of rainfall. I was born and raised in Central Dela-

ware, where we have a sandy (very, in places) soil, and sandy loam, underlaid at ten to fifteen inches with clay. Our soil there has so little lime in it that it is the usage to top dress it every seven years, at least, with forty to fifty bushels of slaked lime to the acre, on a clover sod turned under. There, a pretty good sod of blue grass is very common. I have seen the grass "catching" in the gorges of the Rocky mountains, at lofty altitudes. I have seen it on the southern shores of Lake Superior, and have sown it at Mobile, Alabama. So, from the East in Delaware—virtually the Atlantic—West to the Rocky Mountains, and from the northern boundary of the United States—southern shore of Lake Superior—to the extreme boundary south—the Gulf of Mexico, at Mobile—this grass will grow—given enough rainfall, properly distributed. I do not believe much can be done with it except by irrigation, much beyond an area a little west of the Missouri river.

It takes a good many years for any country to get pretty well-taken in this grass, unless especial attention is paid to it by making grazing the feature of agriculture and seeding this grass as the basis of pasture. I have been especially interested in watching along railroads in a new-opened country how this grass works in. It always thickens up with increasing population, unless in some areas, as South, where killing grass has been the great achievement of first-class agriculture.

I regard the South (as a whole), one of the best Kentucky blue-grass regions in the country. Of course, soil and rainfall must play their part. But the South (as a whole) has these, and generally surpassing much of the country-at-large.

I have seen this grass as a force and factor at various places South, and if you were to question the capabilities of many places South raising blue grass, what a swarm of hornets would be about your ears! Where have I not seen it South? It is plentiful on the mountains of North and South Carolina, of East Tennessee, the lovely hills and valleys of Central Tennessee. In North Georgia they sod

their lawns with the grass about Atlanta, in Alabama, on the prairies of East Mississippi; even on its pine hills, where I have sown it in numberless places; on the prairies and hills of Louisiana. In fact, until two or three years ago, the finest sod of Kentucky blue grass I ever saw in my life was at Okolona, Miss. But this Okolona sod was surpassed by one I saw in Louisiana about two years ago.

Some years ago it was my especial mission on behalf of the Mobile & Ohio Railroad to foster immigration, promoting stock-breeding, grass-raising, etc.

In 1879 or 1880, at an approaching organization of a stock breeders' association at West Point, Mississippi, I was booked for an address. I thought it would be a pretty part of the affair to have Dr. A. C. Stevenson present to address it. I wrote him, and he promised to, and did come, but got down too late for the organization. I resolved while he was down to utilize him in making a campaign of education in behalf of raising stock and grass in East Mississippi. So I left my home in Mobile with him and went up to the Mobile & Ohio Railroad, intending to induce him, especially, to commend Kentucky blue grass. I found that, while he would say good words about clover, timothy, orchard and other grasses, he would say nothing in favor of blue grass. He had visited me twice before, spending much of two winters as my guest, and had then seen these grasses, but blue grass only in the shade—as he wrote to the Northern papers. I was nearly in despair. Here was my great ally, whom I had brought South to help me agitate in favor of grass raising, and he took ground against me on my chosen ground—Kentucky blue grass. At length I remarked to him his utter obstinance in commending this grass. He said: "Hillyard, you can't raise blue grass here!" I said, "Doctor we can; I have seen plenty of it." "Well," he said, "where is it? If it would succeed, you would find it all about." I said, "but, Doctor, how would it get here? Everybody is killing grass, and nobody sows it." "Well," he replied, "it would get here if it suited the country." I was

badly posed for awhile. Then I thought of Starkville, Miss., where Col. W. B. Montgomery lived. He had a large farm near town where were several hundred acres in blue grass; and it was spreading so rapidly that he had ceased to sow it, and trusted to its "catching" from "droppings" from cattle, etc. I went to Starkville, told him of my dilemma. He said: "You can never talk Dr. Stevenson into a belief in blue grass. Let me have him for a day or two; I will convert him." So in a day or two the Doctor and Montgomery started in the morning for Mhoon place of the latter, where was then the largest herd of thoroughbred registered Jerseys in the country (if not the world), about ten miles from Starkville. The Doctor saw the cattle pasturing (it was in February), on the blue grass and fine sod. He remained one night and saw the milking of the herd. They pastured every day, winter and summer, on that same sod. The next day, I saw him; I was anxious, you may be sure. "Well, Doctor," said I, "what of blue grass?" Very slowly, as if almost crushed, he replied: "You can raise it." I saw through it all. The man had been stunned, but convinced by the overwhelming testimony. Full of elation, I left him in Starkville awaiting his pleasure to go with me on our round of persuasion to commend blue grass to the people of East Mississippi. At Starkville it could be found in scores of places, under the influence of the inspiring example of Col. Montgomery, who had begun its use nearly or quite a decade before. After the Doctor had been satisfied to his heart's content that we could raise the grass and others successfully, he sent me this letter:

Starkville, Miss., Feb. 10, 1879.

Col. M. B. Hillyard:

After Wednesday I shall be ready to serve you in any way that you may think best to promote the grass and stock-raising interests of the country, or any other service that will be likely to promote immigration to your State. I was thinking of addresses at the most suitable points along the line of the road. Small bunches in the sod could be carried in a very small box, sufficient to show to a demonstration that they

can be grown. I merely suggest this for your consideration. Very truly yours,

A. C. STEVENSON.

He opened his addresses at Starkville. I remember that at that address he remarked, holding up a sod of blue grass recently dug up: "Here is a sample of Kentucky blue grass, found growing at this time, with blades twelve inches long." Now it happened that I had measured these blades, and knew them to be sixteen or eighteen inches long. So I told the Doctor about it after the lecture. He remarked: "Well that's good enough. The people (meaning those North and West), wont believe even what I have said." I made quite a round with this venerable man, he and I delivering grass-talks, showing sods, etc. The Doctor grew more and more enthusiastic, and finally went home, Greencastle, Ind., declaring that if he were a younger man he would come South and go into short-horn raising.

I might simply rest my case as to whether we can raise Kentucky blue grass, upon the words and conduct of Doctor Stevenson; the more especially as he at first was such an opponent. But, someone might say, "the argument applies only to East Mississippi." Well, I have mentioned various other States, and I will particularize a little more. Under the auspices of the late Cotton Centennial (1884-85), I was commissioned to visit the breeders of registered stock in the Gulf States, and solicit a display from them. In this behalf I visited I know not how many breeders in Georgia, Alabama, Mississippi and Louisiana. I particularly remember visiting the stock farm of Col. Richard Peters, of Georgia, and Mr. Wade (of Tenella fame), of same State. The latter I found sowing Kentucky blue grass seed. I jocularly remarked, "Mr. Wade you must believe in blue grass." Seeing his fields green and cattle pasturing in them (and not believing in the necessity for silos far South), I remarked, "why, Mr. Wade, where is your silo?" "Here is my silo," replied he, waiving his hand at his verdure-clad fields, with his Jerseys browsing orchard grass, blue grass and others.

In 1886-87, I had been at a pretty

lively campaign in behalf of Southwest Louisiana. It was an untaken country then, where one could get 480 acres as a gift, and it was very hard work to get people to move in there. Their argument was, "if that country was such a good one, why don't somebody take it?" (Wise men are so smart, you know. You can't fool them.) Well, I saw here and there a "catch" of blue grass and timothy hay, and I made up my mind to try to push them. I was seeing (or forseeing) a good deal more in that country than most people in that time, and the question whether I was venal or crazy was quite an open one. However, I wanted a large demonstration to incite the coming immigrant (who I knew would soon be following fast, and following faster) to sow the grasses. So I said to a friend whom my pen had helped considerably, "I wish you would sow some blue grass and white clover on your ranches. It would be a great demonstration and help you in the end." His brother immediately opposed, and said, "I wouldn't do it. They say it won't do. Won't succeed." I said, "if you will buy \$100 worth of Kentucky blue grass seed, white clover, etc., and sow it on your ranch in October, and it fails, I will pay the bill." This staggered him, and he said he would do it. He did, but let the seed stay in the warehouse at the depot for a year, at the mercy of mice and rats. But what nice "catches" of grass around the warehouse. A few old bags, in which were the seed, got carried over to Crowley, and what fine "catches" of the grass in that town, besides some in the public square, where I sowed some seed in 1888. Then at Jennings there are some superb plots of blue grass. And it was in Southwest Louisiana that I saw the most compact blue grass sod it was ever my fortune to meet.

A little while ago I had a letter from Shreveport, La., which tells me of an acre or more of blue grass near there that has spread from a small sod planted a few years ago. Nothing could be more conclusive than such a demonstration. Several years ago, from what I saw in Northwest Louisiana, after a

journalistic tour, I made up my mind that that area was destined to be a great stock-raising and dairying country from the way the grasses (particularly blue grass) succeeded there.

Shall I endeavor to commend this great grass? I deem it supererogatory to attempt it. It has made Kentucky both rich and famous, and we can have it South. No doubt of that, given a proper soil, and adequate rainfall, and, after a fashion in any soil (for I have sown it and found it growing on the sandy land of the coast of the Gulf of Mexico, between New Orleans and Mobile) provided you have rainfall enough. You can have it South longer than in the North—a longer season, I mean. You can have it combined with the best grass in the world, Bermuda, and another most superb grass, white clover. This is the ideal pasture for year-round, year-long pasture. From at or below the latitude 33° parallel, you may count on this being green the whole year. From the last of May or the middle of June, under close pasturage and a rather dry time, you would be apt to say your blue grass and white clover are gone. From November to mid-April, you would think that the white clover and blue grass had exterminated your Bermuda. And so they go, supplementing each other in their season, never failing and enduring—who can tell how long they won't last? without anything more than being let alone, save by those animals they support. And the best of all ways to get a "catch" for your blue grass and white clover is to sow rather thinly on top the sod, never breaking nor harrowing, nor scarifying the soil. Sow early enough to be out of killing frost on your tender grass, and late enough to be safe from sprouting and a hot, dry fall. From mid-September to mid-October is a good time to sow where I best know the country. Be sure not to sow in winter or in spring. You may succeed. The chances are you will fail. If you want to try the "silk stocking" style of pretty tilth and sowing as in a hot bed, do so—and probably fail. I used to try that; learned better. Thought the best plan very lazy and

shiftless; but I found out that others knew more than I. Anyhow, it is a cheap and easy way to get the best pastures on earth, and a perpetual one.

In my article in the May number of the SOUTHERN STATES there were many quotations from letters I received nearly a quarter of a century ago from one and another grass raiser. In this article it will be observed that I have given none. One reason is that there were few allusions to Kentucky blue grass. In my circular letter to grass raisers, I made no enquiry as to this grass; hence, the references are few and incidental, but strongly commendatory. Then, too, at that day, I doubt if there were a half dozen men in as many Southern States, who had ever experimented with or given a thought to this grass. I, myself, was never so very much impressed with Kentucky blue grass until I had visited again and again that country and gotten saturated with the Kentuckian's estimate of it. But at this day, with more or less Kentucky blue grass in every Southern State—many areas almost given over to it—East Tennessee, North Georgia, in places, and East Mississippi, for instance, there is little need of giving authorities. However, as there might be more or less carping at such a departure from the methods of my last letter, I will refer to Professor Killebrew, of Tennessee, who years ago wrote most authoritatively of this grass, and Professor D. L. Phares, deceased, author of a book on grasses. Both these distinguished gentlemen are endorsed by the United States in Dr. George Casey's publication, "The Agricultural Grasses of the United States," published by the Department of Agriculture in 1884.

On page 95, Professor Killebrew is thus quoted: "It would seem a work of supererogation to argue as to the advantages of cultivating this grass. All know its benefits, and all see around them the great increase in the value of the lands covered by it. It grows readily in all parts of the United States north of 40°, and lower down on suitable soils. It flowers in the earliest summer, and gives rich pasturage, except in the driest months, all the year. It varies in size in different localities, according

to soil and climate." On the same page, Professor Phares is quoted thus: "Kentucky blue grass, known also in the Eastern States as June grass, although esteemed in some parts of America as the best of all pasture grasses, seems not to be considered very valuable among English farmers, except in mixtures. It is certainly a very desirable grass, however. Its very narrow leaves—one, two or more feet long—are in such profusion and cover the ground to such depth with their luxuriant growth that a mere description could give no one an adequate idea of its beauty, quantity or value; that is, on rich land. On poor, sandy land, it degenerates sadly, as do other things uncongenially located. Perennial, and bearing cold and drought well, it furnishes grazing a large part of the year. It is specially valuable as a winter and spring grass for the South. In prolonged summer drought it dries completely, so that if fired it would burn off cleanly. But this occurs even in Kentucky, where indeed it has seemed without fire to disappear utterly; yet when rain came the bright, green spears promptly recarpeted the earth."

I will close with a warning and suggestion to those who live in hilly or

rolling, sandy (or light loam) soils South. If your pine lands are not broken, seed them down in Kentucky blue grass and white clover. You really need not fear to sow Bermuda seed therewith. You can now buy the seed. This will prevent the hills from washing, and give you good pasturage for sheep, cattle and hogs. Of course, you can't expect as good grass on these lands as rich ones, but you can get very good pasture, and it will improve. I know whereof I speak. I have sown blue grass in numberless places in the pine lands, particularly of Alabama and Mississippi, and I know these give very good pastures, especially with fertility and lime or marl. But the great point I seek to make is that if you don't so treat your rolling pine lands, but break them for crops, they will start to washing and cover the fertile little valleys with sand, and ruin both hills and valleys. I especially commend this thought to the man who expects to make a home in the rolling "piney woods" South, especially the "orange land" formation. Don't let anyone fear Bermuda grass. You can soon shade it out with Japan clover.

HUNTING GOLD MINES IN VIRGINIA.

By D. Allen Willey.

There are several things that you can hunt on horseback in the Virginia foot hills of the Blue Ridge mountains. Among them are deer, foxes and gold mines. You don't use a gun and dogs to bag the latter game, but you have to hunt for it much as you would locate a fox den.

In the happy days "befo' de wah," many of the farmers in Albemarle, Nelson and Buckingham counties, added to their income from the sale of agricultural products by mining gold on a limited scale and in a very crude way. In the old Revolutionary days gold was known to exist in this region and some fabulous stories were told of "pockets" which possessed fortunes in the yellow metal. It was very hard, however, to find the man who had ever seen one of the pockets. He had heard Maj. Johnson or Capt. Brown tell about 'em. Between 1850 and 1860, however, fully a dozen deposits containing more or less gold were worked by slave labor in the valleys or near the valleys of the Rockfish and Slate rivers. "Working" meant that two or three slaves dug out the gold bearing material and flung it into a trough of wood through which water was poured. The farmer himself washed out the metal by the "placer" method, and it is a fact that some of these workings yielded from \$5 to \$10 per day in free gold.

The war, however, stopped the work and the location of most of the deposits has been lost altogether, especially on plantations which are practically abandoned.

Within the last year, however, one or two old mines have been located, and this has encouraged prospectors to hunt for others. The writer happened to be in this country last summer and

was invited to join one of the native prospectors in such a hunt.

Charles Jackson is one of the characters of the James river country. Most of his time is spent in field and forest, and while he has a little farm a few miles from the Chesapeake & Ohio railroad, his main occupation is hunting and prospecting. He is a geologist from instinct, and experience enables him to trace gold and iron bearing ledges, just as he discovers the places where the deer in this section have their salt licks, where they ford streams, and their breeding places. He is an expert mountain climber and, though past sixty, is as vigorous as a man of thirty, while outdoor exposure has given him such a color that you may doubt at first whether he is white or colored.

This was the man with whom I started mine-hunting before six o'clock one hot August morning. The digging that we wanted to find was on an abandoned plantation, about nine miles from the starting point, but he had no idea of its exact locality. A ride of half an hour at a box trot brought us to Mount Alto ridge, the first range of Blue Ridge foot hills which separate the James river valley from the mountains proper. Chunks of quartz and flintstone, also iron ore, indicated the mineral character of the region, while the blackened tree trunks and brown tint of the underbrush showed how the forest fires had swept over the hills. An hour's ride through the woods and we reached a small cabin in a clearing.

"Which is the nearest way to the Chadbourne plantation?" inquired the prospector of an old darkey who came to the door.

"'Deed, Marse, I dunno fur sartin. Reckon yo' take fust road to de right

an' keep it to de ole mill. Then ask somebody. I know it's dat way."

We followed the old man's direction, which took us across Green Mountain, the next ridge of foothills, and sure enough, came to the old mill, where we had to swim a forty-foot creek. But Virginia horses are good swimmers as well as good travelers, and a man on the other side told how to complete the trip. Nobody was living on the place, though, said the man, but Miss Chadbourne and a colored woman.

"How long has the colored woman been here?" asked Jackson.

"Ever since she was born. She was a slave then," was the reply.

That was the woman we wanted to find, as every darkey within five miles of a supposed gold deposit knows some story about it. And when we reached the place and rode between the old posts which once supported the main gate and saw the old woman come out with a red handkerchief bound around her head, we saw the man had not been given a plug of tobacco for nothing. Yes, she said, there was a gold mine somewhere down near the creek. It hadn't been touched though since she was a girl. She reckoned Col. Chadbourne had taken heaps of gold from it, but that was before the war. There was another place where they had found gold but never worked it, but that place she was not sure enough about.

The outlook was not encouraging. Here was an 800-acre plantation through which a creek flowed nearly a mile. The banks of the creek were covered with weeds and underbrush, and the trees were so thick that they hid the stream from view. The place had evidently been a well-kept plantation in its day. It was beautifully situated in a valley, with the mountains on either side only about three miles away. Young trees were now growing on many of the fields; the fences and help quarters were gone, except two tumble-down cabins, and the house had lost most of the glass from the windows, and in places you could see daylight through the decayed spots in the roof. It had once been a fine house, but with its surroundings it was an object lesson of what

the war had done for this once prosperous country. The only cultivated land on this 800 acres was a patch of about twenty acres in corn and a small garden.

Now we had to hunt in earnest and here Jackson displayed his expert knowledge. He carefully scanned the sides of the valley, noted the direction of the creek and the rock strata, examined the soil in the cornfield which was nearest the creek. Finally we began forcing the horses through the weeds and underbrush. Every few moments he would dismount and examine the locality. Well, we worked along for an hour slowly and cautiously, just as hunters do for game, when Jackson exclaimed "If there's gold on this place, we are near it." He didn't say how he could tell and I felt very skeptical, as so far there was not the slightest indication of a mine. The growth of bushes had become so dense that we were forced to "foot it" the rest of the way, and tied the horses to a tree. Once in a while we got a glimpse of the water, but it was seldom we could go near enough. Apparently the place had not been visited by human beings in twenty years. Suddenly I heard a crashing sound and Jackson disappeared.

We had found the "mine" and he had fallen into it, but it was only about four feet deep and the tumble was not serious. For a space of thirty or forty feet square the earth or rather a ledge of sandy shale and loose quartz had been dug away near the side of the creek. Ends of rotten timbers showed where the trough had been placed and we also found where the water of the creek had been partly diverted through an artificial channel to the troughs. Much of the excavation was choked with weeds, but we found a few clear spots and began scraping and sifting the sand washed down from recent rains. Soon our fingers were stained with minute gold scales.

Yes, it was indeed gold, and when a few moments later I saw the metal glitter in some fragments of quartz, I showed them to Jackson. We collected some of the sand and some of the specimens, and when he had traced the gold-bearing

stratum over 500 feet along the creek, we started homeward.

How did it result? The analysis of the quartz showed that the gold in it was

worth about \$20 per ton—worth developing; the sand did not “pan out” so well, but we were entirely satisfied with the result of the hunt.

WHAT THEY THINK OF THE SOUTH.

A Continuation of the Series of Letters from Northern and Western Farmers and Business Men who have Settled in the South.

A German Preacher's Opinion of Arkansas.

A. BURKLE, Lutheran pastor, Stuttgart, Ark.—Nearly seventeen years have elapsed since your correspondent and his friend, Pastor F. Grassle, now deceased, moved from Ohio to Arkansas to search for a suitable place for settlement. We investigated a great part of the State, and particularly that part between Little Rock and Fort Smith, but found no desirable place. When we came to Grand Prairie, which was much denounced at that time, we exclaimed: “Here is the place to stay and settle.”

My experiences in these many years confirm that the impression made upon us by the appearance of the country was correct. In the fall of 1878 I brought the first family to this place and founded the settlement of “Stuttgart,” named after my old home in Germany.

Soon after, Pastor O., (now in St. Louis), one of the co-operators of said journal, came here, and exclaimed: “Verily, a paradise.” Yes, indeed, it cost me much labor, trouble, money and land to make Stuttgart a railroad station and to lay the corner stone to its solid growth, of which the most people, who acted in their own interest, know nothing or do not like to be reminded of. For those who desire to build up a home, I wish to say in short the following:

Grand Prairie extends from south to north, changing in width from ten to twenty miles. It is a slightly undulating prairie, in which are small and larger forests from one to 1000 acres in size.

They are like islands in the ocean, therefore are called “islands.” Grand Prairie is entitled to, and bears to, name “Garden of America,” for a more beautiful country is hard to find.

The soil is generally a fertile mixture of clay and sand, with good soil below. The water, as a rule, has its natural outlet, or can otherwise be easily drained, which is done under the ditch law, to the great benefit of the country.

The roads are in good condition during the greater part of the year; stone is seldom found. The prairie is surrounded by large forests, which, like the islands, belong to the best in the United States, and consist of the best timber. By careful attention there can never be want of timber. Large and small creeks cross Grand Prairie; some of them are dry several months during the summer. Excellent well water is found everywhere in abundance. Wells are 30 to 40 feet deep and bored 100 feet deep, and are inexhaustible.

The water is very healthy, generally soft, so that it can be used for washing.

The climate is exceedingly beautiful. In the month of March the forests and fields begin to grow green and remain so to the end of November. The winters are usually short and mild; the summers long and pleasant, so that the fields may be cultivated with little interruption. A Gulf wind is blowing nearly all day. The nights are cool and dewy.

Being reporter to the Weather Bureau in Washington, I am posted in the changes of the weather, and receive a journal which contains the reports of

nearly 3500 weather stations, which enables me to compare with other parts of the country. The highest temperature seldom exceeds 95° fahrenheit, and the severest cold we experienced was last winter, (one of the coldest in the memory of the people)—1° above zero.

Rainfall is rather equally divided during the year, and amounts to from 50 to 60 inches annually. The longest dryness, which I remember, lasted about four weeks.

Sunstrokes never occur on Grand Prairie. A German physician told me that the health is such that he is compelled to move North, because he could not make a livelihood here.

Serious illness is seldom heard of. Many persons who came here, and were suffering from the rough and changeable climate of the North, have found relief, or were cured. The mortality list is most favorable.

All plants of the moderate, and some of the tropical zones, prosper here. The soil, when properly worked, yields good harvest. In some instances two crops are raised on the same land. Our country is excellent for horticulture. I have never experienced a failure of good harvest.

Last summer I harvested from one-eighth of an acre,—two crops, fully 100 bushels of potatoes and corn, about eighty bushels per acre. Both places are of very good soil. It is difficult to find a more suitable country for fruit-growing than this.

Arkansas fruit, particularly apples, received the first premium at the World's Expositions. We are not advanced in the culture of grapes, but have the best prospects of success. My vineyard of two and a-half acres yielded 1700 gallons of wine. It is very favorable for the cultivation of bees, for our prairie is covered with flowers during spring, summer and autumn. I had one bee-hive which increased to six hives in one summer, and from thirty-five hives I realized 4000 pounds of honey.

Our prairie is unsurpassable for breeding cattle; the cattle is fattened for the market in a very short time. Hunting and fishing is plentiful, although

game is getting scarce since the growing of the population.

Our products are partly sold here in Stuttgart and the neighboring towns; for instance, milk is sold to our butter and cheese factory; fruit, berries and vegetables are sold to our preserving establishments. All other products are shipped by rail and boat to the markets of the world—without the rates of freight consuming the profits of the producer, as is often the case in the North and Northwest.

Not to forget our prairie hay, which is shipped by thousands of tons from Stuttgart and yields a great revenue. The price of land is according to its value. Some lands are cheap, so with the blessings of God an industrious and economical man can soon be prosperous.

Whosoever cannot make a living here is not able to make it elsewhere. Discontent, of course, exists everywhere. People who idly open their mouth after fried pigeons, or want to get rich at once, had better stay away and make another part of the country happy.

There is room here for good industrious people, regardless of religion, politics or nationality, although the country is building up rapidly. Within the last six months over 600 families have settled in and around Stuttgart, which raises the price of land which heretofore was very low. Government land is not to be had any more, which proves that the land is good.

Stuttgart is a little over ten years old, and claims about 1700 inhabitants. It is situated in the most beautiful and best part of Grand Prairie, near the center of the same. Experienced travelers say: "It is the most attractive place on the Cotton Belt Road, even one of the prettiest little towns in America."

We have good schools and many churches of different denominations; between thirty and forty stores, which generally do a lively business. Three railroads—the Cotton Belt, Stuttgart & Arkansas River, and Kansas City, Arkansas & New Orleans Railroad—now in course of construction.

The Germans in and about Stuttgart made up several car-loads of provisions for the sufferers in the Northwest; also

clothing and some money, but as the Cotton Belt is the only road which would transport it free of charge, the roads beyond being so heartless and refused, only clothing and money was sent.

Immigration to Arkansas is considerable, although the State was spoken of as unhealthy and unfertile. Now it is widely known that no State offers as many advantages as Arkansas, and in preference to all is our delightful Grand Prairie.

This is my experience after seventeen years in this country, and formerly living twenty-six years in the North of the United States. All in all, I say "Grand Prairie is the best place of all."

Experiences of a Prominent Educator.

L. S. PACKARD, Pine Bluff, N. C., formerly Superintendent of Public Instruction at Saratoga Springs, N. Y.—Without formulating into words my opinion of this section, it may be indicated by placing side by side a brief description of the condition of the country when I came here, and a brief description of its present condition. A few years ago I was compelled by ill health to seek a home in the South. Whether instinct, Divine inspiration, or some other influence not to be described, induced me to select this spot I know not. Of one thing I am sure, I made no mistake in the selection for health.

And now for the contrasts—individually, locally and generally. When I came here I found the indescribable and chaotic destruction which the saw mill makes and leaves. Today I have an enclosed space five hundred feet square. Within, beautiful shade trees and pines; good buildings for all the wants of life; a bountiful garden; berries and prolific grape vines; and promising fruit trees in bearing condition. In short, a home whose comfort and attractions grow with each year. When I came to Pine Bluff it had a name and a promise of existence only. Today we have railroad station, postoffice, telegraph and express office. Then, within a radius of three miles, there were four saw mills cutting rough lumber only, and with a combined capacity of not over thirty thousand feet

per day. By improved methods and increased "hustle" the same number of mills can cut fifty thousand feet per day. Then I could buy no dressed lumber nearer than Raleigh, seventy-five miles away. Today there are five large mills in the above-named radius of three miles manufacturing lumber, and ready to make contracts to deliver dressed lumber at any point by the millions of feet. Then all of the moving of logs and lumber was done by mules, and the only steam railroad of any kind known here was the Raleigh & Augusta Air Line. Now, within the radius of three miles, there are several steam tramways, and three fully built and fully equipped steam railroads, all centering in one point; all built for the lumber business, and all built by individual enterprise, and all contributing a large volume of business to the Raleigh & Augusta Air Line Railroad, which is now a part of the Seaboard Air Line. Then there was only one small vineyard in this vicinity, which demonstrated the remarkable possibilities of this region for the culture of grapes. Now vineyards, from five acres to hundreds of acres in size, are paying large profits to their owners. Then, as I looked eastward from my grounds, I could see only saw mills leavings. Today I can see those same grounds, the property of a thorough-going, pushing business man from the North, covered with fruit trees and vineyards, upon which not less than ten thousand dollars have been spent within one year. Then, one wire on the telegraph poles along the railway did the business. Now, four wires are needed, and private and public wires for telegraphs and telephones connect the villages and reach out to the saw mills in the woods.

Then the group of railways now known as the Seaboard Air Line ran one mail and passenger train, not the best, and with change at Raleigh, from Portsmouth, Va., to this point in fourteen hours. Its freight business was done by one light local train. Now, under the wise and progressive management of the Seaboard Air Line, heavy local and through freight trains are run; a first-class train, with Pullman cars, runs solid

from Portsmouth to Atlanta, bringing passengers and mail from Portsmouth to this point in nine hours, and a vestibule train runs solid from Washington, D. C., to Atlanta, Ga. To these contracts I add the statement, that as far as I know the purchases of land have been made for cash and the improvement paid for when done. Three or five years from date will not show a stagnant and ruinous financial atmosphere, loaded with unsalable mortgages. There is no boom here, with hinged bottom ready to drop, when some unscrupulous operator sees fit to pull the pin. There are honest growth and development resting on a good foundation.

In the light of the above-stated facts, what is the only opinion one can entertain concerning the future of this section of the South?

Health Restored and Making More Money Than Made in the North.

E. R. BURR, Nameless P. O., Campbell county, Va.—I came down here in the spring of 1894 broken down in health and bought a broken-down farm about six miles from Lynchburg which had not been worked since the war. I was very unwell and could not do much work at first, but notwithstanding that I made a fairly good crop and sold off a large quantity of bark and wood and made more than I would have done at home. There is a ready and good market for all you can raise and the prices are good. The people are glad to see you and aid you in every way in their power. There are good schools and Sunday schools and churches, and I have never received more attention or been better entertained than I have been by some of the old rebels I fought against in the late war. My health is good and I feel like a new man and would not sell my place at 25 per cent. advance, and I can say that if Northern people come down here and attend to their business, they will be received with open arms and can do well.

How Northerners Are Treated in Texas.

J. M. MAGILL, Bay City, Matagorda county, Texas.—I am very much interested in the information given by your

valuable journal as to the advantages of the South by comparison with the North from actual experience of people who have lived in both sections of our grand union. It is also a source of much satisfaction to know that there is no longer any sectional North or South. The issues and prejudices of the war are dead and buried. The new generation know nothing of it. The people of the New South are anxious to welcome good citizens from any nation or clime. They are especially friendly to the Yankee, as they call him, for the reason that he is up-to-date, he is full of push and pluck, he has improved methods of doing things, in fact he is a great hustler and brings his Northern energy and ambition into our Southern clime and he accomplishes wonders. He lends inspiration to our Southern blood, he is all business, he is sociable, he is kind, and the great warm hearts of our Southern hospitality go out to him and he is given a warm welcome in truth and in fact.

The writer has lived in Bates county, Mo., in Miami and Sumner counties in Kansas, and in Bent county, Colorado. In Missouri and Kansas regular farming districts; in Colorado an irrigation district; so I speak advisedly. And I have not one word to say against the good farming districts of those States. They are grand States, full of advantages peculiar to themselves, but fortunately this grand country of ours is full of resources from one end to the other. Nature has made a bounteous provision, only awaiting man's touch to make it bud and blossom as the rose.

By comparison the greatest change between that country and this is in climate. There stock has to be fed from six to eight months in the year. Here, range cattle live all the year on the range, grass remaining green almost the entire winter. There, fuel and heavy clothing and shelter must be provided in abundance and at great expense. Here, poor children may go barefooted and roses bloom in the open yard almost all winter.

Matagorda is a coast country, about seventy-five miles southwest of Galveston, where the government is spending

six million dollars to secure a deep water port, and twenty-five miles west of Velasco, at the mouth of the Brazos, where private capital is working to secure a deep water port; so we are in a new county and country that is full of development and promise.

The crops of this country are sugar cane, cotton, corn, fruits and vegetables. It is naturally a fine range stock country. Oats do well, but wheat and apples do not,—too far South for either. The soil is very deep and rich and makes from one to two bales of cotton per acre, and from 30 to 100 bushels of corn, and other crops in proportion. Seasons are good, rain is abundant, health is good, the heat of summer being tempered by the cool, salt sea breezes, always refreshing and healthful. The raising of winter and early spring vegetables is one of the coming great industries of this county. Also such fruit as pears, peaches, figs, grapes, strawberries, and everything that grows on a vine. We are several weeks earlier than California. We are not tropical enough for oranges and bananas, at least not of ordinary varieties.

Another feature that the writer appreciates very much is that this is the winter home of the birds of flight, ducks, geese, levant, smart, crane, etc. Fish and oysters are also abundant in our bays and streams. It is indeed a sportsman's paradise. Bathing and boating are favorite pastimes. All these things, with the winter vegetables and roses and the early spring fruits, we enjoy here that we were deprived of in the three Northern States named. The only thing that I find fault with is that nature has done so much here, man has to do so little in this sub-tropical climate that he gets indolent and doesn't half try. The leisure-loving native will good humoredly tell you that he lives in such a good country that he doesn't have to rustle like you overcrowded fellows up North, and it's true.

Matagorda is an old stock county just now opening up to settlement. Raw prairie lands, \$5 to \$10 per acre. While the country has water transportation, it has no railroad yet, but will soon. It contains alluvial land, soil ten to thirty

feet deep, before the war famous for its sugar plantations. Prairie lands of county range from a light sandy to a black hogmallow.

As an illustration of the warm welcome here awaiting Northern enterprise, a company composed of all Northern men from the States of Colorado, Kansas, Illinois and Indiana, came into this county last fall and proposed to build a town near the centre of the county and to help develop the county, provided the people would by vote remove the county seat from old Matagorda on the bay on one side of the county to Bay City, the proposed central location, owned exclusively by the Northern company. The result was that Bay City got 778 votes to 141 for Matagorda, less than the local vote of the old town. Then the county let the contract for a \$30,000 brick courthouse and an \$8500 brick jail for Bay City, both now under construction, and many home people invested and improved property in the new town. The new company put in a newspaper—the Bay City Breeze—and all are now working in harmony for railroads, deep water and rapid development of this rich county.

Doctors' Bills For Twenty-Five Years in the South Less Than Was Paid Every Year in the North.

B. B. DUNVILLE, Suffolk, Va.—I moved to this place from the city of New York twenty-five years ago. I had a wife and seven children, one of whom I lost, being very delicate, the first year. My doctor's bill for the twenty-five years I have been here has not amounted to as much altogether as I paid in one year in the city of New York. I now have nine healthy and robust grandchildren. My wife's health, also my own, is excellent, each being over sixty years old. I would add that three other families moved here from the same location about the same time; all of them are still living here and are in excellent health, attending to their farm duties every day. This is all I have to say as to the healthfulness of this part of Tidewater Virginia. The climate is mild, the thermometer having gone as low as 10° only three times since I have been here.

It is not as hot in summer here as it is in New York. A person used to farm work can have at least two months more work here than he can in the North. Many of the farms are very productive, some have been neglected and "run down," yet all are susceptible of improvement and will produce as good or better than the New York State farms. We have direct communications with every city on the Atlantic coast from Boston to New Orleans by rail or boat, also all the Western cities by rail as we have four trunk lines that run through the town of Suffolk. The freight rates here are much lower than other points on account of the competing lines, and this is very advantageous to the farmer, and far more so to the manufacturer, and I see no reason why this place should not be one of the best manufacturing centers in the United States. The farm lands here are cheap and easy to cultivate, and great many are looking in this direction for a future home.

No End to What a Farmer May Accomplish.

W. H. CHESBRO, Suffolk, Va.—I came from Cattaraugus county, N. Y., thirteen years ago, located at Clairmont, on the James river, but am now living at Suffolk, on the Nansemond river. I have had varied experience and more or less success in merchandise and manufacturing. Merchandising here, as everywhere, is overdone. The manufacturing interest is good here, and there is a good opening for others. As to farming, there is no end to what a farmer may accomplish. The seasons here are very advantageous to the farmer, as he can work all the year round. Of course the methods are different here and not

what a Northern man is accustomed to, and many men coming here from the North have failed because they have not seen fit to cultivate the soil here as their neighbors do, thinking that their Northern plan was the best, when they might have been successful had they adopted their neighbor's plans. For example: One man came here, planted a field of corn with from two to five stalks in the hill and expected to cultivate it that way and make a good crop; his neighbor told him that he would not make "seed," yet he still thought that he could raise a good crop and allowed it to stand that way, save about an acre in one corner of the field which he thought he would try. Result: He got more corn from that one acre than he did from the remainder of his crop. The acre where there was only one stalk to the hill was nice long corn, and that which had from two to five stalks in the hill only had a few "nubbins." The Northerner was convinced, and is now doing well and makes good crops every year and has no idea of going back North.

I came South on account of the climate of this section, otherwise I was well enough off at the North. I like the climate and the people in general, and I have some very kind friends among the Southern people with whom I have done business, notwithstanding I am a Republican and always have been. Farming is much easier here than at the North, and there is no end to the good living and good times a farmer can have from a farm here properly conducted.

Here we have good schools, both private and public, that will compare favorably with any schools in the North for a town this size.

THE SOUTHERN STATES.

THE
SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

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The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Now is the Time to Work for Immigration.

No one who sees the South at present, for the first time, can fail to be attracted by the opportunity it presents to settlers from other sections, and to farmers and fruit growers especially. With its orchards burdened with fruits, and its trucking farms blessed with great crops of watermelons, berries and vegetables of which thousands of car loads are moving to Northern markets, a Western man seeing this section would feel that it is a veritable garden of Eden as compared with his own country. Moreover a visit just now would dispel the false notions about the South's climate, and prove the truth of the claims

that the summer climate of the South is infinitely preferable to that of the West. The belief that the South is mainly suited to cotton production and that the climate is hot and enervating are the two greatest barriers in the way of a larger movement of population Southward.

Object lessons furnish the most forcible way of impressing truth. A visit to the South at this season would be a great object lesson which would open the eyes of those who do not know the South, to its varied attractions.

Every railroad in the South ought to make a special effort to bring thousands of Western and Northern visitors to spy out the land now while the growing crops and the burdened fruit trees show as nothing else could do the wonderful agricultural capabilities of this section. Trade organizations, land and immigration companies ought to combine with the railroads in seeking to awaken the widest possible interest throughout the North and West in a visit to the South. Special excursions at cheap rates ought to be worked up and strong inducements offered the people to see the South in the glory of its great fruit crops and in the promise of large grain and general crops. Now is the time to act.

This suggestion is emphasized by the following letter from Stockville, Neb., to a gentleman in Kentucky, written May 24th:

"One of the most direful drouths that have ever visited the Northwest seems apparently to be upon us. Many of the most enthusiastic men of our country have despaired and given up all hopes of raising any crop this year. We had a failure in 1893 and 1894 also, and now our people are placed in the most deplorable condition known in the history of our State. Our people are leaving as fast as due prepara-

tions can be made. Most of them are going Southwest. There is a large soldiers' colony organization going into Georgia, that has a membership of several thousand, from this State; another of the same character going into Utah, starting from here in September or October next; while a third is just being formulated, going into Alabama and Mississippi. A representative of the last-named colony left our county only a few days ago, to view the lands offered and if possible make a permanent organization.

Our people are mostly all Northern people, and are abreast of the time; many of them through all these years of drouth have been self-sustaining, until now they are almost penniless—the most wealthy have nearly come to a level with the poorest. As an agent in the sale of all kinds of school supplies I can safely say that you could not, from a personal knowledge, induce a better class into your country for the advancement of the public schools and the State generally.

"I have been requested by several citizens to write you at once and see what inducements you could be able with short notice to give a few hundred, or as many as might wish to join in moving to your State, with reference to land, free transportation for families, household goods, stock, etc. Also free transportation for an investigating committee to go and return, etc. As a representative, in part, I am acting in behalf of many who must soon move to some other portion of the United States. Most of our people are farmers, while we have a few of various trades. If possible, they want a healthy climate and good water. Their knowledge of farming would reclaim with proper cultivation and care almost any of the so-called worn-out farms of your State. I wish to know the prospect for fruit and farm products this year, also the price of improved and wild lands.

Farm Villages the Opportunity of the South.

A letter from Mr. H. A. Wrench, published in this issue of the *SOUTHERN STATES*, points out a great opportunity presented by the flow of immigration to the South. Mr. Wrench suggests the purchase of large tracts of land on which to establish self-supporting colonies, with central villages or towns, in which all the colonists within a certain radius of them should live. One of the most marked features of the phenomenal progress in material affairs made by the Mormons of Utah has been the establishment of farm

villages. In these well-located, substantially-built villages the farmers live in comfort, enjoying school, church and social advantages, while the farms may be from a mile to several miles away from the village. In this way the isolation of ordinary farm life is avoided, and the prevalent tendency of the young people to leave home and move to the cities is greatly lessened. The farm village plan should be widely adopted in the South. With the experience that has been gained in the development of the West through immigration, and the successful outcome of the farm village idea in Utah, the South has the opportunity of learning by the experience of others. Now that population is tending Southward so largely, it is feasible to organize many colonization enterprises, securing for each colony a sufficient tract of land to justify the establishment of one or more villages as central points for the colony. As in Utah, this could be made the residence place for all farmers whose land might come within a circle of several miles of the village. The small loss of time in going back and forth to farm work would be more than counterbalanced by the added attractiveness of life in the village and the better social and educational facilities which could be furnished to the families. There is a great opportunity in the South for the utilization in its new period of development of all the experience gained in other sections, and this idea is one worthy of consideration.

The South's Superiority.

A correspondent of the *Malvern* (Ia.) *Leader* recently made a tour of the South which included the country along the Chesapeake & Ohio Railroad, Eastern North Carolina, South Carolina and tide-water Virginia. Although he spent but a comparatively short time on the trip, the advantages of the country he visited over

the West were so plainly to be seen that he summarizes a two-column article on his observations in this way:

"To cut a long story short, we think the South the best field now open for investments by Northern people. The productive soil, cheap labor, mild climate, and nearness to the great markets of the world, gives that section many advantages over the wild and woolly West, with its drouths, severe winters, and dust-charged storms. The South has everything we have not. * * * Your property will be as safe, your opinions respected, your votes counted, your banks will not be robbed."

Great Industrial Activity South.

Throughout the entire South there is a very marked increase in industrial activity. Cotton mill building is being vigorously pushed. The mills under construction or definitely decided upon, and not including many projected ones, will involve an investment of some \$12,000,000 or \$15,000,000, representing about 600,000 spindles. This will give the South a total of 3,600,000 spindles, against 1,700,000 in 1890, showing a doubling of this industry in five years. In iron and steel there is also a very decided improvement, and a number of furnaces which have been idle for the last year or two have recently gone into blast. Two large steel plants are to be built at Birmingham, and the great iron and steel plant built three years ago at Middlesborough, Ky., by English iron masters at a cost of \$2,500,000, will start up into full operation in July for the first time. In other industries, including gold mining and lumbering, the same increasing activity is seen. The South seems to be leading the whole country in industrial revival, and adding to this the great tide of population which is now flowing Southward, this section bids fair soon to enjoy a greater prosperity than any other part of our country. This means a better home market for farm products, more towns and cities, more steady employment for working people and a great advance in land values both in city and country. Now is

the opportunity to move South and grow up with this rising tide of prosperity.

A Peach Carnival in Georgia.

A Georgia peach carnival is to be held at Macon from the first to the twentieth of July. It will be a great occasion. The development of the peach growing industry of the State within the last few years has aroused the interest of horticulturists and fruit handlers all over the country. In point of flavor no part of the United States produces finer peaches than those of the "peach belt" of Georgia. They are incomparatively superior to anything that comes from California. The industry yields enormous profits. Men are growing rich at it. Farmers who have been raising cotton all their lives, barely making a living, have put out peach orchards, and from the first two or three crops have paid themselves out of debt, lived well and saved money. The fruit ripens in Middle Georgia earlier than in California, and gets into the Northern markets at a time when it has no competition. Moreover, it takes less than one-fourth of the time to get to the markets, with a corresponding saving in freights.

This peach carnival at Macon will afford an opportunity to study the industry in all its phases. There will be exhibits of the different varieties of the peach grown in the State and of everything connected with the business. Macon is the largest city in the peach belt and handles a large part of the crop. Fort Valley, Marshallville and Tifton, the most noted peach growing centres, are but a short distance from Macon, and those who go to the carnival can go out to these places and see the largest peach orchards in the world. The season will be at its height and the whole process of picking, packing and shipping may be studied. There will be elaborate displays also of watermelons, cantaloupes, pears, grapes, plums, apricots

and other products of the Georgia fruit region.

During a part of the time that this carnival is in progress there will be a Mid-summer Fair at Tifton, on the Georgia Southern & Florida road. A similar fair was held last year and was a great success. The great variety and the size and quality of the fruits, vegetables and farm products exhibited were a revelation to amazed visitors from the North.

Summer in the South.

The SOUTHERN STATES for February contained an article on "The Summer Temperature of the South," in which it was shown, by statistics from the United States Census Reports and from reports of the United States weather Bureau, that the maximum temperature of the South is very little higher than that of the North, and that there is also but a slight difference between the mean summer temperature of the two sections. A comparison was made between a number of Northern and Southern representative localities, as follows:

	July mean.	Mean for June, July, August.
Norfolk.....	79.2	77.1
Charlotte.....	78.6	76.9
Charleston.....	82.1	80.7
Atlanta.....	78.4	76.8
Savannah.....	82.4	80.8
Jacksonville.....	82.8	81.7
Mobile.....	82.6	81.4
New Orleans.....	82.4	81.6
San Antonio.....	83.7	82.5
Memphis.....	81.4	79.5
Little Rock.....	81.2	79.3
Chattanooga.....	78.6	77.1
Lynchburg.....	77.8	75.7
Knoxville.....	77.4	75.6
St. Louis.....	79.3	77.0
Leavenworth.....	78.0	75.8
Philadelphia.....	76.1	73.8
Omaha.....	76.4	73.7
Chicago.....	72.0	69.7
Des Moines.....	75.4	72.9
Detroit.....	71.8	69.6
Indianapolis.....	75.8	73.4
Boston.....	71.9	69.4
New York.....	74.2	72.0
Pittsburg.....	75.2	75.8
Cincinnati.....	77.8	75.5
St. Paul.....	72.2	69.6
Cairo.....	79.2	77.4

Of the Southern group it will be noticed

that a larger number are in the extreme South than either the middle or upper part of the South—New Orleans, Mobile, San Antonio, Savannah, Jacksonville, Memphis, Atlanta. The Northern group comprises many that are in the far North, some being on the lakes and the Atlantic Coast—Chicago, Boston, Detroit, St. Paul. The average of the July means for these fourteen Southern cities is 80.5 degrees; the average for the fourteen Northern cities is 75.3—a difference of only 5.2 degrees. Considering even the whole period of the three summer months, the differences between the averages of the means for each of the cities in the two groups is only 5.8 degrees; the June, July and August means for the Northern group averaging 73.2, and for the Southern, 79. Between the mean June, July and August temperature of San Antonio, 82.5, which is the highest in the Southern group, and that of Boston, 69.4, which is the lowest in the Northern group, the difference is only 13.1. This difference between extremes, Boston and San Antonio, it should be noticed, is not for July only, but for the whole three months of summer, from the first of June to the last of August, and is the difference between the mean or average temperature for that period.

These figures are repeated here and elaborated because of the emphasis that is given them by the recent "hot spell" under which the whole country has been sweltering. This article is written in Atlanta on June 3d. The writer has spent the last few days in Georgia, and has not been able to learn of a single case of sunstroke or heat prostration in Savannah, Macon, Augusta, Atlanta or anywhere in Georgia, or the far South, while the news dispatches are telling of scores overcome with heat, many of them fatally, in nearly all the Northern cities. There has not been a night too warm for refreshing sleep. He has met down here numerous Northern

people who, without exception, assert that they suffer less from heat here than at the North.

The thermometer may indicate as high a degree of temperature or even possibly a little higher, but there is but little humidity in the atmosphere and there is hardly ever a day during which there is not a good breeze blowing. Farmers down here who have come from the North state that they can work outdoors in mid-summer much more readily than they could at the North.

Nobody need be afraid of the summer heat of the South.

The Georgia Colony.

We publish elsewhere a letter from Mr. P. H. Fitzgerald, of Indianapolis, which gives the present status of the movement for settling a colony of 40,000 to 50,000 persons in the South. Through the efforts of ex-Governor Northen, of Georgia, that State was selected by the promoters of the colony. The lands first secured for the purpose were found to have defective titles, and there has been unavoidable delay in finding elsewhere in the State a sufficiently large area of suitable land eligibly situated. This has finally been accomplished, however, the lands now selected being in Wilcox and Irwin counties, in what is known as the "wire grass" region of Georgia, and in the territory of the Georgia Southern & Florida and Savannah, Americus & Montgomery railroads.

A significant and important statement in the letter is that some of the members of

the colony who are ex-federal soldiers receive in the aggregate \$900,000 a year in pensions. This amount of money put into circulation, in addition to proceeds of the industrial and farming operations the members of the colony will carry on, will make a very prosperous community.

STRAWBERRIES by the train load have been moving North for several weeks. Now peaches and watermelons are starting and thousands of carloads will go North and West. The South has peaches "for the world," as one Alabama correspondent writes, and as for watermelons, one railroad company, the Plant system, expects to handle 10,000 carloads, or over 12,000,000 melons.

COL. OLIVER A. PATTON, of Charleston, who is himself devoted to the development of the boundless resources of the South, in a recent letter says of the Manufacturers' Record and the SOUTHERN STATES magazine: * * * "There is not a newspaper in the United States or any other moral influence in the world at work for the promotion of the truth concerning the South half so potent as those of the heroic and defiant as well as courteous and chivalrous Edmonds brothers, of the Manufacturers' Record and the SOUTHERN STATES magazine, published at Baltimore. The advantages of the South over all parts of the globe are being made manifest to all men through their honest and uncompromising espousal of its cause, and ere long our noble people in every quarter of the glorious Southland will delight to rise up as one man and call these men blessed. * * * Their love for their country almost surpasses understanding, and the result of their researches into the industrial, social and economical condition and possibilities of the South are as surprising as they are accurate and gratifying. * * * The South is the theme of their song and the burthen of their prayers."—Hinton (W. Va.) Free Lance.

IMMIGRATION NOTES.

The Seaboard Air Line Makes an Important Move in Behalf of Foreign Immigration.

One of the greatest foreign immigration agencies in the United States is that of A. E. Johnson & Co., of New York, Chicago and Boston. This concern is largely interested in foreign steamship lines, and is agent for the Thingvala Steamship Co.—the Scandinavian line which has brought thousands of settlers from Norway and Sweden to the United States. Mr. Johnson and his associates recently took a trip over the Seaboard Air Line, and after thoroughly investigating that country and its attractions for settlers has made a contract with the Seaboard people by which for five years his firm becomes the official representative of the Seaboard system in the efforts that are now being made to secure thrifty settlers from abroad. In a letter to the SOUTHERN STATES, Mr. St. John says:

"Of course it takes time for Mr. Johnson to complete all arrangements with the hundreds of agents which he has scattered throughout Europe and to arrange for the consignment of that class of emigrants, *and that class only*, which will prove a desirable addition to the population of the South. We want good and intelligent farmers and manufacturers, and I have an idea that before twelve months have rolled around we shall see very material results coming from the establishment of this agency."

It would be almost impossible to secure for the South a better class of settlers than the Scandinavians. Wherever they have located they have made the country to blossom as the rose. They are thrifty, intelligent, home-loving people, and among them no anarchists or socialists are found. The South may well welcome this movement on the part of Mr. St. John and his associates in bringing in this class of foreigners. Scandinavians are settled

throughout the Northwest to the extent of probably 2,000,000, and much of the remarkable agricultural progress of that section has been due to their work. Several years ago when a "Harvest Home" was held at Milwaukee an effort was made to find out the particulars in regard to all the grain produced in the territory tributary to that city. It was learned by this investigation that of the 175,000,000 bushels produced in that district that year, 125,000,000 bushels were grown by Scandinavian farmers. The work of these people, in a large part, constituted the foundation of, and has sustained St. Paul, Milwaukee, Minneapolis and other cities of the Northwest. Their coming to the South will be a great blessing to this section.

Members of the Big Georgia Colony Receive \$900,000 a Year in Pensions.

Mr. P. H. Fitzgerald, of Indianapolis, originator and manager of the colony that is to be settled in Central Georgia, writes to the SOUTHERN STATES as follows:

"We have had some very difficult matters to contend with. We have at last made the location and titles are good.

"We now number eleven thousand heads of families which I think will, at least, average four, making in the neighborhood of fifty thousand people. Our people are not of the poor class. The farming element comes from a first-class one of the Northwestern farmers, who, by reason of droughts, blizzards and hard winters and constant failures of crops, have concluded to make a change. Many will go with their complete farming outfit, including live stock.

"As to our city, we have members of various kinds of business, even to three banks promising to locate with us, various manufacturing industries and a club of two hundred and twenty-five families from Pullman, Ill., whose intentions are to build flat and box railroad cars. In fact, we

shall soon blossom out into a very active industrial city.

"We shall pay \$350,000 for our land, and expend of colony funds \$200,000 in preparing our city the first year, and more as we find sales for our reserved lands.

"Our object is to locate in a mild country and to form a community of good thrifty people that will be an honor to the State.

"We are not made up exclusively of ex-soldiers. Not over one-third are ex-soldiers, the rest being young men, active, intelligent people seeking homes. We have, however, estimated that the soldier element will bring to the colony something like \$900,000 each year in pension payments, which, in itself, will be quite an object and be of great assistance in building their homes.

"Our object is not gain for a few of the promoters; it is purely a mutual concern, all working for the best interests of all members.

"We expect to begin work within the next three weeks preparing the lands and getting out lumber so that the families can be provided for when they come, which will be on and after September 10th, and we think within a year our entire membership will be located in their new homes.

"We do not touch upon the politics or religion of any member. The life of the colony as an organization will be six years. For so large an undertaking, I have kept the matter well in hand and everything points to a grand success."

Mr. Fitzgerald recently wrote to Messrs. J. W. Middendorf, of Baltimore, and John Skelton Williams, of Richmond, as follows:

"I have noticed the sale of the Savannah, Americus & Montgomery Railroad to you and syndicate. I have been hard at work upon a colony plan during the past year, and now have it on the eve of completion. We shall settle on the line of your railroad near a place called Abbeville. We now have a membership of a little over 10,000 heads of families, aggregating about 50,000 people, all of a good class of Northwestern farmers. We have purchased the lands upon which we shall locate. The tract contains 100,000 acres at present. Abbeville and Rochelle would be our nearest points on your line, while Tifton, on the Southern road, would be nearest on the

southern side. We would be in the lower part of Wilcox and northern part of Irwin counties.

"My object in addressing you is to know if you would consider the proposition to extend a branch from Rochelle, sixteen miles, down to our city? We expect to form a city of over 20,000 the first year, and would prefer our outlet to the north than to have to go to Tifton, on our south. I have had associated with me in selecting the location Gov. W. J. Northen, of Atlanta, Ga., to whom I would respectfully refer you. The majority of our present membership are farmers and fruit raisers, who go to make homes for themselves and families. They are not a poor class of people, but are all in shape to at once erect houses and improve their lands. We shall close our membership by the 10th of June, at which time we expect 12,000 families."

MR. C. P. CAMP, a Northern immigration promotor, has been visiting Abbeville, La., with the view of inducing immigrants to locate on property in this section.

Reduced Rates to Homeseekers.

The Southern railway lines will continue the present schedule of home-seekers' excursion rates, as follows:

To all points in Kentucky, Tennessee, Alabama, Mississippi, North Carolina, South Carolina, Florida and return from Ohio and Mississippi river gateways, a rate of one fare for the round trip, limited to continuous passage in both directions, to be sold June 11th, July 5th, August 7th, September 4th and October 2d, limited to twenty days for return, tickets to be good for going passage on initial lines on date of sale only.

Another rate of interest to those coming Southward has been agreed upon: To all points in Kentucky south of Bowling Green and Somerset and to all points in Tennessee, Alabama, Georgia, North Carolina, South Carolina, Louisiana, Mississippi and Florida from Ohio and Mississippi river gateways, for one-way settlers' excursions, a rate of one and one-half cents per mile, short line mileage, with arbitraries added, closely limited to continuous passage; these tickets to be sold on the first Tuesday of each month, except in months when home-seekers' rates have been authorized, during which their sale shall

be restricted to the date authorized for home-seekers' excursions, and to be good for passage on initial lines on dates of sale only.

For Southern Immigration.

A meeting was held in Chicago a few days ago in the interest of immigration to the South, which will doubtless tend to increase greatly the number of homeseekers in this direction. Among the companies represented at the meeting were, the Central of Georgia; Cincinnati, Hamilton & Dayton, "Big Four," Florida Central & Peninsular, Seaboard Air Line, Georgia Southern & Florida, Mobile & Ohio, Louisville & Nashville, Southern, Southern Pacific, Queen & Crescent, Plant system and others.

The call for the meeting was signed by Northwestern agents of several Southern lines and General Passenger Agent C. L. Stone, of the Chicago & Eastern Illinois. The main object of the meeting was to unite on some system for inducing immigrants to come South, the sentiment being that the Southern section of this country today occupies relatively the same position held by the great Northwest twenty-five and thirty years ago.

The meeting was held at the Auditorium hotel. Mr. C. L. Stone was made chairman. Addresses were made by Mr. C. P. Atmore, general passenger agent of the Louisville & Nashville Railway Co.; Mr. E. E. Posey, of the Mobile & Ohio; General Manager W. A. Simmons, of the Clark Syndicate, and Mr. J. F. Merry, of the Illinois Central. A committee of twenty, headed by Mr. C. P. Atmore, was appointed to suggest the best methods of interesting other sections of the country in the South. A sub-committee was appointed to consider and offer plans for bringing about an arrangement with the railroads. This committee adopted a resolution to the effect that the roads running between Chicago and the Ohio river should be advised to make the same rates of fare as those to be agreed upon by the lines south of the Ohio.

MR. CHARLES PETERSON, manager of the Rock Island Colony & Land Co., which represents the Chicago, Rock Island & Texas Railroad in immigration matters, is arranging to locate another colony of

Western people in Texas, and a committee from West Point, Neb., has been selecting a suitable location. The committee includes A. J. Langer, ex-postmaster and publisher of the West Point Republican; F. Koch, president West Point Brewing Co.; Jno. Gaster, banker; Wm. Breiting, wholesale liquor dealer; John Melcher, wholesale implements; Henry Schinstock, stock farmer and the largest stock shipper in Nebraska, and Herman Koch, farmer.

THE people of Mansfield, La., have formed an organization to encourage immigration to that section of the State. Hon. Charles Schuler has been chosen president, and C. W. Page, secretary.

MR. A. SPIES, vice-president of the First National Bank of Menominee, Mich., and F. W. Humphrey, of Sharvona, Wis., have been examining lands near Alexandria, La., and intend locating a number of Western families in that vicinity. These gentlemen expect to remove to Alexandria themselves.

THE vicinity of Clanton, Ala., is attracting much attention from Northern people. Nearly 100 families have located there this year.

THE colony of Northwestern people which Hon. W. S. Linton of Saginaw, Mich., and others have organized to settle on the east coast of Florida, will adopt what is known as "ribbon farming." The idea is to cut a road, 100 feet in width, directly through the center of the tract, then lay off the farm lots on either side of this road. The farms will be narrow and quite long, hence the name. This plan contains several commendable features. It brings the farm houses close together, and each farmer will have only a small portion of the road to keep in repair. Mr. J. E. Ingraham, of St. Augustine, Fla., land commissioner of the Jacksonville, St. Augustine & Indian River Railroad, was instrumental in securing this colony.

THE German Immigration Society, at a recent meeting in Birmingham, Ala., decided to show, by the distribution of suitable literature, that to the farmer and gardener Alabama offers special advantages. It also decided to furnish advice and information to those contemplating the pur-

chase of land, regarding the value and adaptability of such land; to furnish information regarding agricultural and industrial conditions, churches, schools, freight rates and other matters of interest to the intending settler; to labor in conjunction with other similar bodies about to be formed for an organized immigration to this State, and to assist the individual immigrant by counsel and material aid. Emil Lesser is president of the society, and L. Braun, secretary.

MESSRS. E. G. and L. E. Jay and C. Grabenstein, of Frontier county, Neb., are examining land in Tennessee and state that they represent 100 Nebraska families who will move to that State this year.

A COMMITTEE of the religious denomination known as Dunkards is preparing to locate a colony of these people on a tract of 5000 acres of land on the Eastern Shore of the Chesapeake bay. The committee favors the vicinity of Cape Charles. Mr. C. W. Reiff, traveling passenger agent of the New York, Philadelphia & Norfolk Railroad, is interested in the proposed colony.

THE pioneers who plunged into Nebraska and the Dakotas, had, or rather thought they had, nowhere else to turn. Lands were too high-priced for them to cultivate in the Central Western States, and they practically knew nothing about the South. For the past ten years, however, a great many of them have been coming in this direction. They have done well here, have prospered agriculturally; but what seems to have touched them most is the mildness of the climate. News of this has gone North, and as is to be expected, thousands of immigrants promise to come

here. "We cannot stand the cold weather of the Western States," one of them remarked the other day, "and we will move at once to where the climate and soil have everything to suit those who have been tormented by blizzards.—New Orleans Times-Democrat.

THE Tennessee farmers are becoming more and more interested in immigration, and at their convention recently held in Knoxville discussed the subject at length, and listened to an address by Mr. J. W. Ayres of Harriman, who pointed out how they could benefit the movement by adopting modern modes of agriculture and showing what can really be accomplished in crop production.

MR. W. H. HUNTER, chairman of the Grand Army of the Republic Immigration Committee at Birmingham, Ala., states that he has received advices from Lincoln, Nebraska, that 500 families of soldiers in that section of the State desire to come South.

THE Central Railroad of Georgia has been turning its attention to the importance of Southern immigration more closely of late, and it is reported intends making a systematic effort to secure colonists along its line.

MR. J. F. LEDIKER, editor of the Camp Fire of Lincoln, Neb., is looking at land in Alabama with a view to locating a colony in that State.

MR. J. S. LYONS of Chicago, who is interested in Louisiana sugar lands, has organized a colony of forty people from Rockford, who will settle in Louisiana or Mississippi at some point near the Gulf coast.

REAL ESTATE NOTES.

Sales in Baltimore Suburbs.

The remarkably large number of property transfers in and near Baltimore this season is attracting much attention from real estate operators at home and in other cities. The suburbs of Baltimore have long been noted for their natural beauty and many advantages for residence sites, but suburban development so far is still in its infancy. In fact, so little has thus far been accomplished in this direction, and so great is the field opened to the real estate operator, that Baltimore is beginning to attract the attention of development companies at a distance, while quite a number of its old residents have been tempted to purchase tracts of property on the line of electric and steam railways leading out of the city.

Those who have been so fortunate as to study the topography of other large cities are astonished that Baltimoreans have taken so little advantage of the opportunities in the direction mentioned. The signs that the city is about to enter upon an era of remarkable suburban developments are very pronounced. One indication is that the city is being forced by increase in population to extend over a greater area of unimproved territory. House builders have not been slow to perceive this movement, and as a result houses have sprung up, covering what were pastures and vacant lots two years ago. Most of the vacant ground which could be purchased within two miles of the center of the city at a reasonable figure has been purchased or leased and improved with buildings ranging in price from \$1000 to \$20,000, which have readily been rented or sold.

As a result of the attention which improvement and land companies as well as individuals are giving the territory on the outskirts since March 1st of this year, the Manufacturers' Record notes sales aggregating

850 acres and amounting to fully \$1,500,000. Some of the most important sales were the following:

One hundred acres of Garrett estate near Roland Park to Richard J. Capron, over \$100,000.

Peabody Heights in North Baltimore, about 33 acres, to Francis E. Yewell, \$420,000.

Lyndhurst estate near Catonsville to Lyndhurst Land Co., about 286 acres, \$125,000.

Mount Carroll Tract in Western Suburbs 46 acres to H. Webster Crowl and others, \$171,000.

Park avenue extended, one lot 1000 feet front to Joseph M. Cone, \$60,000.

Evesham estate in Govanstown suburb, 58 acres, to A. D. Clemens Jr., \$40,000.

Hampden suburb, 13 acres, to Charles E. Cunningham, \$65,000.

These figures may seem small, but compared with what has been done in Baltimore in former years, they have the utmost significance. It may be said that such an amount of money is held in the city awaiting a safe investment that when those controlling it realize the future demand for outside homes, millions of it will be placed in this beautiful country, which nearly surrounds the city.

Another cause for the activity in suburban transfers is the success of companies which have already put their faith and money in such investments.

The Roland Park Co. which, financed by the Jarvis-Conklin Mortgage Trust Co., developed Roland Park, one of the model suburban towns of the country, and the West Boundary Real Estate Co., which developed Walbrook a suburb similar to but smaller than Roland Park, are two instances of these ventures.

RECENT purchases of land in the vicinity of Bartow, Fla., were made by Rev. J. A.

Sanford, of Indiana, and E. B. Milane, of Vincennes, Ind.

A 11,000 Acre Sale.

The Disston Land Co. in a letter to the SOUTHERN STATES announces that the company has just concluded the sale of 11,000 acres of land in the upper part of Kissimmee Valley, Fla., to a company termed the Florida Home & Plantation Co. whose headquarters are in the Washington Loan & Trust Co.'s building at Washington, D. C.

Buying Land in Georgia.

Reports from Macon, Ga., state that there is a decided increase in the activity of real estate, which is taken as an indication of returning prosperity in general business affairs. The Macon Telegraph reports that suburban farm land, suitable for fruit and vegetable culture, seems to be in the greatest demand. The purchasers of this kind of real estate are principally people from the North and West. There is also a good demand reported for city property, and during the last three months one agent, Mr. Legare, of Walker, has sold over \$60,000 worth of real estate to local people.

THE town of Kuttawa, Ky., has been the scene of several important realty sales within a short time. About 200 town lots have been placed in the market, and over 100 have been disposed of.

MR. M. P. LEVY, of New York, has purchased a block of three-story buildings in New Orleans, paying \$65,000 for it. The block was put up at auction and several other offers ranging from \$40,000 to \$60,000 were made besides Mr. Levy's. He states he has purchased it for an investment solely.

THE steadily increasing value of property in Atlanta, Ga., is indicated by a

recent sale of a hotel in that city. It was purchased by Mr. G. S. Chase, of Boston, Mass., for \$545 per front foot. The seller bought it but three weeks previous to the last sale at \$430 per front foot.

A RECENT sale of farming property near Augusta, Ga., was made by Mr. D. B. Dyer to Mr. Aneberg, a late resident of South Dakota. Mr. Aneburg has been examining the land in the locality noted and has decided to engage in vegetable raising. He will make a specialty of growing celery for market.

THE land in the vicinity of Montgomery, Ala., as well as lots within the city limits, have appreciated considerably in value. The sales of realty in the city during the past year amounted to \$1,095,000, while over \$300,000 worth of building, principally dwellings, were erected. Farming lands, so real estate agents say, are selling at better prices than at any time in twenty years.

A COMPANY has been organized at Bay St. Louis, Miss., to develop a tract of land near that town and sell it for building lots and manufacturing sites. The company is entitled the Bay St. Louis Improvement Company.

MR. H. M. ATKINSON, of Atlanta, has recently made several large purchases of down town real estate, aggregating probably \$75,000 or \$100,000. There are rumors that these purchases are made in the interest of the Southern Railway, although Mr. Atkinson makes large investments in Atlanta for Hon. T. Jefferson Coolidge, of Boston, and it is possible that this property has been bought for him. There have been quite a number of other large sales at Atlanta recently, one being the property of the Manchester Investment Co., which brought \$25,000 at public sale.

GENERAL NOTES.

A Great Population Movement Southward.

The Chicago Tribune says, in a recently published article on manufacturing and agricultural development in the South :

"Not only has the attention of investors been attracted to the South, but a tide of immigration has set in in that direction greater than in any year of its history. It is said to equal Western immigration in the days when the mining sections of the Rocky mountains and the agricultural States of Kansas and Nebraska were passing through the period known as the "boom." Much of the capital heretofore seeking investment each spring in the mines, lands and cattle of the West is being diverted to the South this year, financial observers say, and they give numerous reasons for the change. In the first place, the people of the South, they say, are making greater effort this year to attract capital and immigration than ever before. The Southern railroads have extended them more assistance than formerly in advertising the advantages of their territory and by making unusually low rates to immigrants."

Benefits of Immigration.

The Commercial Club of Birmingham, Ala., has a sort of "Publicity and Promotion Department" which Mr. N. F. Thompson, its energetic secretary, conducts in one of the city papers. The success of Georgia in securing the colony of 10,000 families has given Mr. Thompson an opportunity to arouse the Alabama people, which he tries to do as follows:

"There has simply never before been such an interest in the South as is now manifest. It is fast crystallizing, and before another year rolls around it will be populating those portions that show the most advantages and exhibit the strongest desire to have them. Anyone who doubts

this is either strangely blinded by prejudice or mentally an ignoramus. If there are stronger words to be used, this is the occasion and the moment to use them. The people of Alabama must be made to see that 'hustling' pays. Here is a little common sense on the subject from yesterday's Atlanta Constitution:

"When somebody asked Mr. P. H. Fitzgerald, of Indianapolis, why he did not locate his colony, of 40,000 settlers in Alabama instead of Georgia, he replied that Georgia did more "hustling" than Alabama, and for that reason she got the colony. There is a good deal of significance in this off-hand remark. The "hustlers" get there as a rule. Alabama and other Southern States offer fine inducements to homeseekers, but it is natural that when the first wave of immigration comes in this direction it should be attracted to the localities where there is the most conspicuous display of active and public spirit. In the near future our sister States will draw outside capital and enterprise, but it will not do for them to hide their light under a bushel.

"If you have a good thing let it be known. Advertise it. Blow your own horn, as the saying goes. Outsiders will never hunt up absolutely unknown localities. They expect in this age of printer's ink to see the advantages of every community properly presented to the public.

"And this applies to individuals as well as cities and States. Publicity is the thing. Go to work, "hustle" and let the world know what you are doing. An attempt to do business without plenty of judicious advertising will have no more effect than winking at a pretty girl in the dark.

"Forty thousand colonists in one lump as the result of "hustling" is a pretty good thing, and we had better stick to that policy."

The proper way to secure "publicity"

and to "hustle," is to advertise in the *SOUTHERN STATES* magazine. Thousands of Northern and Western people are consulting its pages in order to decide on the best locations South.

Building Towns in The North.

The founding of towns and the investment in town company stocks seems to be coming into favor with the rich manufacturers and the capitalists of the North. Messrs. H. Walter Webb, John Jacob Astor, Chauncey M. Depew and others have purchased for \$728,000 a controlling interest in the Depew Improvement Company, which has laid out the town of Depew near Buffalo. It is proposed to establish industrial enterprises as a basis of town development. In Pennsylvania the Apollo Iron & Steel Company, a strong Pittsburg Company, proposes to build a model town to be known as Vandergrift. M. Frederick Law Olmstead, the celebrated landscape architect, has been engaged to lay out the grounds. It is the intention of the Apollo Company in starting this town to thoroughly drain it, lay brick and asphalt pavements, sidewalks, gas pipes and water pipes, and make other improvements before the property is opened to the public for sale. To this town the company proposes to remove its large manufacturing business, making its industrial interests the foundation of the town.

\$100,000,000 a Year from Fruit and Truck.

Mr. Lee McLenden, of the Plant system, Montgomery, Ala., has furnished the *MANUFACTURERS' RECORD* with a detailed statement of the probable shipments of watermelons over that road and its branches this season, showing that the present outlook indicates a total of over 10,000 carloads. There are 21,900 acres along that line in watermelons this season, the largest acreage ever reported. These 10,000 carloads will represent about 12,000,000 melons. These facts give some idea of the development of the trucking business in the South and its relation to railroad traffic. In hauling cotton 10,000 carloads would represent about 500,000 bales, or the product of 1,000,000 to 1,500,000 acres on the general average of about one-third to one-half a bale per acre; or,

in other words, 22,000 acres in watermelons yield as many cars of freight as 1,000,000 to 1,500,000 acres in cotton.

Add to the 10,000 cars along this one system the production of watermelons at other points, the thousands of cars of peaches which will go North from Georgia this year, the solid trainloads day after day of strawberries and other fruits and vegetables from many parts of the South, and the magnitude of this industry—a growth of recent years—can be appreciated. This business means that within the next few years the fruit and market-garden business of the South, now bringing into this section at least \$50,000,000 a year, will amount to \$100,000,000 or more, with a steady increase year after year.—*Manufacturers' Record*.

SAYS the Southern Lumberman: "For twenty-five years past there has been a quiet but steady movement of population Southward, and it is plain now that this movement will assume a rush nearly equal to that Westward some years ago. The only opposition to it now comes from interested parties in the West, who see in it a depreciation of Western lands and a depopulation of that country."

Fruit-Growing Along the Georgia, Southern & Florida Railroad.

The Georgia Southern and Florida railway has issued a circular giving the names, addresses, shipping points and number of acres of melons and cantaloupes, and estimated number of crates of peaches and pears and other fruits grown along the line of that road from Macon south to Palatka, a distance of 285 miles.

There are along the line of the road and tributary to it about 225 fruit growers. The peach crop is estimated at 90,477 crates, and the pear crop at 25,660 crates. The largest average of melons of any one grower is 125 acres, by R. H. Sutton, of Sycamore, Ga.; H. N. Feagin, of Tobesofkee, and S. P. Jones, of Cordele, have one hundred acres each. Tifton is the greatest peach growing section on the line of the road south of the Perry and Macon territory. The product of Tifton is estimated at 15,500 crates. Tift and Snow are the largest growers. Their crop is estimated at 10,000 crates of peaches and 2500 crates of pears. The Cycloneta farm,

at Cycloneta, expects to market 5000 crates of peaches and about 60,000 pounds of grapes. E. H. and H. H. & W. O. Tift are great grape growers. They estimate their yield at 100,000 pounds. The Elberta Orchard Company, of Elberta, near Macon, will market 40,000 crates. The Oak Bridge Orchard Company, of Perry, expects to market 20,000 crates. T. N. Bohner and F. H. Bland, of Cordele, will have about 1500 crates each.

Around Adel, Cecil and Valdosta, Ga., and Hampton, Fla., are the principal pear sections. Valdosta will market about 14,000 crates and the Adel and Cecil sections about 7000 crates. Hampton will market about 900 crates.

Market for Southern Fruit.

Mr. E. M. Rumph, one of the largest fruit growers in Georgia, has been to Chicago looking over the marketing advantages that city possesses. In a letter to a Southern paper he writes: "The outlook is bright for good prices, while transportation is sure to be lower. There is no reason why Georgia should not have equal advantages with California. I find numbers of people throughout the West who are desirous of coming to Georgia to invest in farm lands. This is a very important matter that should be attended to by the various railroads, whose profits would be much larger at a low rate of freight, as four times the amount of fruit and produce would be grown. Chicago, with a population of 2,000,000, should be made the distributing point for the West and Northwest. There are more than fifty cities with a population of from 50,000 to 500,000 ranging from ten to three hundred miles of Chicago, which can consume very easily at paying prices from one to five cars each day during the season. In this part of the West, not over 400 miles of Chicago, with the greatest ease and at good prices an average of from fifty to seventy-five cars of sound fruit can be consumed per day."

FARMERS in the vicinity of Cheneyville, La., have organized the Cheneyville Farmers' and Truck Growers' Association. Its object is to promote the growing and shipping of fruits and vegetables North and West. Also to induce all localities on the

Texas Pacific and Southern Pacific Railroads to form like associations to develop the industry. John J. Swann is president.

THE Kentucky Beet Sugar Co. has been organized at Bowling Green, Ky., by German capitalists. The stock of the company will be \$1,000,000. A site has been selected, and arrangements are being made for the immediate construction of a plant to cost about \$350,000 and to have a capacity of 500 tons of beets in twenty-four hours. It is estimated that this plant will require beets from several thousand acres. A \$500,000 cane sugar mill is being built in Louisiana, the largest ever put up in the State.

THE farmers of Montgomery county, Ala., according to the Montgomery Advertiser, are abandoning the growing of cotton solely and instead are devoting their money, time and attention and concentrating their efforts and energies in the direction of a diversity of pursuits. Ample evidence of this fact is found in the number of successful truck-gardens, dairies, stock-raising farms and the like throughout the county. Every year some convert starts out in one of these occupations as a means of recouping what he has lost on cotton of late years.

JAMES H. ELMS of Mecklenburg county, N. C., marketed thirty-two bales of cotton this season, averaging 500 pounds to the bale, all of which was grown on twenty-six acres.

W. W. FITZGERALD, of Stewart county, Ga., has just finished planting sixty acres of cleared bottom land in pecans. The young trees are planted in check rows, forty feet apart, and will begin bearing in seven years.

MR. J. E. INGRAHAM, of the Land Department of the Jacksonville, St. Augustine & Indian River Railway, has decided to encourage the cultivation of ramie. The east coast of Florida is said to be specially adapted to its cultivation. Mr. Ingraham says: "The average yield of ramie can be safely estimated at 2000 pounds per acre after the first year, and, putting the ribbon at four cents per pound, the amount realized would be \$80, leaving

a clear profit of \$55 after the cost of cultivation was deducted. Among the products made from ramie are ropes and cables, tablecloths, lace, plushes, velvets, damasks and brocades. It is also combined with cotton, linen, wool and silk in the manufacture of handkerchiefs, cravats, hosiery, cambrics, alpacas, and all kinds of draperies."

DAIRY products are finding increased favor among Southern farmers, and the number of creameries and cheese factories is steadily increasing. In West Georgia three creameries have recently been completed. Butter and cheese making should become one of the most important industries of the South.

E. M. HUNTER, of Noah, Ga., about thirty miles from Augusta, has about 10,000 silk worms which he feeds on mulberry trees grown in his own yard. From this number he makes fishing line silk, and it is claimed realizes about \$200 per year from the industry.

MR. JESSE WILLIAMS, of Philadelphia, has decided to engage in lemon growing in Florida, and has laid out twelve acres of land near Palm Beach for that purpose.

In the canal of the Vermillion Canal Co., recently completed, Southwestern Louisiana possesses what is claimed to be the largest rice irrigating plant in the world. The plant will this season supply water to about 7000 acres, with a probability of increasing next season to 14,000 or 15,000 acres. This canal was built by a company of business men of Crowley, La., and vicinity.

A NUMBER of Northern men are now in North Carolina contracting to purchase the grape crop. The crop is very large and promising in this section.

THE Alabama Wine and Fruit-Growing Co., whose operations at Winehurst, Ala., have been mentioned in previous numbers of the SOUTHERN STATES, will take down an excursion train of prospectors from Chicago in July.

On a lot near Monroe, N. C., is a patch of strawberries which was planted and prepared by Mr. W. J. Boylin. The largest one found measured four and three-quarter

inches in circumference. Numbers of them measured from three to four inches. These figures are testified to by several persons who examined the fruit. Monroe is a town on the Seaboard Air Line of railway near the South Carolina boundary.

THE raising of potatoes on the truck lands around Norfolk, Va., has assumed such proportions that this season it is estimated that 8000 acres have been planted to this vegetable.

THE vegetable crops in the vicinity of Charleston, S. C., have proved very profitable this season, and the growers are much encouraged. One of the farmers expresses the situation in this way: "I should say that the farmer should make about \$300 an acre on his cucumbers this year. It is the same thing over again with potatoes. Our lands average us about seventy-five barrels of potatoes per acre. We have been getting \$5 per barrel for them, and the market stands up to \$4, and if this holds for a few days longer there must be good money in every acre of potatoes in and around Charleston."

A DISPATCH from Stillmore, Ga., states that the farms in that section are in fine condition. The season so far has been almost perfect. The fruit crop is more promising than in any year for the last ten years

CORRESPONDENCE.

Fruit and Truck Growing in Tidewater Texas.

Editor Southern States:

Arcadia is a new town, about two years old, with a population of 400 to 500 intelligent, prosperous fruit and truck growers. It is distant from Galveston twenty-one miles, and from Houston thirty-two miles. It is on the main line of the Gulf, Colorado & Santa Fe Railway. The country is prairie, thirty-eight feet above sea level, with a gradual slope to the bay ten miles south from the town. There is timber intervening between the town and the bay, and hence we have a perfect circulation of pure ozone from bay and gulf, making malaria an impossibility. Pure water is obtained at twelve to twenty feet in wells, while the finest of artesian water is reached

at 400 to 600 feet. There are thirty-two artesian wells within two miles of Arcadia, which supply fresh water for Galveston. It is claimed that these wells flow 400,000 gallons each every twenty-four hours.

The principal industry of this country is fruit and truck growing, and the success attained by the intelligent horticulturist and truck farmer is wonderful. The leading fruits thus far are pears, plums, figs and strawberries. Young apple, peach and cherry orchards promise well, but are too small to determine as to what their crop will be. Of the strawberry crop, 10,000 quarts to the acre is about the average where properly treated, and with the strawberry crop we reach the Chicago, St. Louis, Kansas City, Omaha, Salt Lake and other Western markets. With ordinary seasons, shipments are in full blast by the middle of July. The pear is found to grow here with great vigor and perfection, and the trees are clear of all blight and other diseases. Of the many varieties grown here, the Le Conte, Keiffer and Garber are the leaders, but all the other varieties grafted on the Leconte stock do equally well. From \$500 to \$800 per acre has been realized here on eight to ten year old orchards. The Keiffer bears a paying crop at five, while the Le Conte and Garber come in about the sixth and seventh year. The fig is in its natural home here. They generally bear from cuttings the first year and give a paying crop the second year. From \$200 to \$300 per acre is realized from an acre of three-year old fig trees. The Japanese varieties of plums grow and bear to perfection, and come into paying bearing the third year, giving a yield of \$200 to \$400 per acre at three years old. Truck and berry farming is carried on in orchards between the rows, and from \$150 to \$500 per acre is often secured from an acre of truck, such as tomatoes, potatoes, cabbage, lettuce, onions, celery, &c. Two crops of potatoes, beans, peas, cabbage, cucumbers, &c., are sometimes grown on some land in the spring and one crop in the fall. We have a splendid home market at Galveston and Houston for our truck.

The health of the coast country is perfect, and the climate, both summer and winter, delightful. The country between Galveston and Houston on the Gulf, Colorado & Santa Fe Railroad is

well adapted to fruit and truck-growing. Lands in this (Arcadia) county are still cheap, when the yield per acre is considered. Lands one to three miles of depot range from \$20 to \$50 per acre, while from three to ten miles out it runs from \$8 to \$20.

This is a good stock country for hogs, cattle, goats, horses and mules, but is rather wet for sheep. The annual rainfall is about fifty-two inches, usually well distributed through the season. The maximum temperature is 92° and the minimum 20° above zero.

This country is being rapidly settled and developed by good people from every State in the Union, and all are happy and contented. There is a fine opening at Arcadia for a practical nursery man with means sufficient to run a large business.

THE SOUTHERN STATES is appreciated by all who read it in this country, and I find its circulation increasing.

Arcadia, Texas. ALF. H. H. TOLAN.

A Great Opportunity for Real Estate Men in Connection With Immigration.

Editor Southern States:

I have studied the matter of Southern settlement for nearly twenty years, and for fifteen years have advocated community or village farming as possessing the greatest possibilities of advantage to the new settler. There has been one drawback to the inauguration of this plan—the securing of sufficient bodies of land, unobstructed by other settlers, to accommodate an entirely new community of people with fixed plans or innovations over old and solidly implanted customs, common to the country. On the other hand, the barrier of mountains and isolation existed where such bodies of lands could be had.

Three years ago I came to this section impressed with the idea that its unbroken acres would become the means of its most rapid development. A climate superb in every essential, and the means through cheaply bored artesian wells of securing the finest of water, the essential of best health. The first great desideratum of any section to which large bodies of people are invited is as to how they may sustain themselves from the beginning of their labors in new homes.

Here is a section of immense bodies of

land of from ten to fifty thousand acres along the great trunk lines of railway of the South, already running rapid special trains for fruits and vegetables to the large city markets of the North.

The fruit lands of Southern Georgia are already known to be the finest in actual results of profit and regularity of yield in the United States. The production of vegetables for early market is assuming large proportions, and the shipment of Irish potatoes, early peas, beans, cabbage, strawberries, etc., have been wonderfully successful. Irish potatoes are gathered here for market by the first of May, and as many as one hundred barrels are easily grown to the acre. So here is the first necessary condition to the new home-comer—a handsome income from his own efforts. These lands have not been opened to the small buyer only at high rates, but in the community of a number of home-seekers large bodies may be bought at from \$2.00 to \$3.00 per acre, and then subdivided as to make each shareholder equal in his possessions. The new depot and the new village becomes a central necessity, and schools, churches, etc., are supplied with every social privilege of older towns. Under such plans Southeast Georgia is attracting the attention of the country at large, and in its essentially new organization must soon become the modern farming country of the world, as it is unquestionably the best for fruit and trucking growing. That real estate men do not realize the actual wants of the people and take more actively to this line of work is one of the wonders. There is certainly a big opening for them.

H. A. WRENCH.

Brunswick, Ga.

Crops in Bee County, Texas.

Editor Southern States:

On this the first of June early corn is in roasting ear, cotton is blooming and water-melons are beginning to ripen. We have had good rains, and all these crops are assured, also fruit; and everybody who tried has an abundance of vegetables this year. The stock-men, too, are strictly in the swim, with plenty of good grass, stock, water and an advancing market.

Bee county is a gentle, rolling prairie country; some open, some brush; timber enough for posts and fuel. The soil is a

sandy loam, very fertile, resting on a red clay subsoil. The county has two railroads. Beeville is the county seat, and has a population of 2500, and excellent schools and churches.

Large pasture tracts can now be bought at from \$3 to \$5 per acre. Unimproved farm lands in small tracts are offered to farmers—fine lands at from \$5 to \$10 per acre, on easy payments.

Our climate is very mild and desirable, with breezes fresh from the gulf. Many people with throat and lung troubles come here to get a new lease on life.

Beeville, Texas.

J. W. MAGILL.

A Highly Favored Region.

Editor Southern States:

Every visitor to Mount Vernon must have admired the beauty of the Potomac river. Contrary to the impression given by the flats when one gets a first view of the river at Washington, the shores are mostly bluff and high, with narrow strips of beach and only here and there a stretch of low land. Here and there, adorning some hillside or crowning a bluff, are great roomy, rambling old mansions, embowered in stately trees, with generous space of lawn in front and a breadth of orchard and garden behind. Some of these mansions date back to the early colonial days.

Time was when this part of Maryland and Virginia was the garden spot of America, where lived some of the wealthiest and most distinguished families of the nation. But the war brought poverty and ruin to these princely homes; the demoralization of the laborer during reconstruction times paralyzed agriculture and drove many families to the cities and towns. Those who remained generally found their lack of means, together with the difficulty of adjusting themselves to the changed conditions, a constant hindrance to advancement, and gradually drifted into an indifference to the march of progress all about them. So, while the great tide of immigration has swept by to develop the Central and Western States to the utmost limit, this incomparable region has been forgotten. It is impossible, however, that a section possessing so many and such great advantages and attractions can much longer escape the

attention of agriculturists and pleasure seekers.

The fruit and truck industry has already developed into enormous proportions in much less favored sections, and it only wants the touch of enterprise and the introduction of new and modern methods to make this one vast garden of vegetables, fruits and flowers. I am speaking now of the country bordering on the lower end of the Potomac river, for about eighty miles, where the tempering winds from the salt water make the average temperature of summer 77° and of winter 39°. With this Italian climate and a variety of the most desirable soils there is not a more favored section for the stock-raiser, the fruit-grower, the trucker and the florist.

An important factor in the sum of advantages of this region is the abundance of cheap and convenient transportation furnished by several lines of steamers running from Washington and Baltimore. To the farmer who grows early vegetables, fruits, flowers and poultry, the advantages of nearby markets and quick, cheap transportation is very great, and where he has the advantage, as the lower Potomac river farmers have of nearly four weeks' advance in seasons over competing sections, the value is incalculable.

One of the most notable features of this country is the great variety, large size, fine flavor and general excellence of the fruits. The mildness of the climate permits trees and plants to grow with great rapidity, to bear early and to be practically exempt from late-killing frosts, while the presence of saline articles in the air seems not only to carry destruction to many species of fruit-infesting insects, but furnishes to the trees that fruitful, vivifying quality which enables them to bear abundantly and to endure to a great age. In many of the old gardens along the river can be found orchards of apples, pears and plums that were planted fifty years ago and are still vigorous and unfailing in their yield. This is particularly true of apples, of which there are many choice varieties. In these same gardens, planted later, but still of ante-bellum date, are flourishing peach, apricot, nectarine, almond and fig trees. All these, and others, attain their maximum of quality and quantity here. It goes without saying that all small fruits

and vegetables flourish in this section, coming to maturity, in the lighter soils, weeks in advance of any other part of Maryland or of Virginia north of Norfolk. Beginning with the winter grown crops of cabbage, kale and spinach, and extending the list through all the season, every vegetable and small fruit sold in the markets will grow here profitably.

There are three principal varieties of soil, clay, gravel and sand, all mixed with loam.

Strangely enough, the heavier clay lands lie directly on the river, the soils becoming more sandy as you go inland. Gravel deposits are found mostly on the Virginia side.

The clay loam is particularly well suited to grass. The lighter soils are best for truck and fruit. Nearly every large farm upon the river has a variety of soils upon it, which admits of the owners diversifying crops, a most desirable thing even in trucking.

Dairying and stock-raising must eventually be a marked and highly profitable feature of farming along these shores, the heavier soils and the climate being perfectly fitted for the economical production, nurture and growth of cattle, particularly Jersey, Alderney and Holstein.

Not only has nature been most kind in the distribution of soils and in the climate of this favored region, but, in the bestowal of her special bounties, most lavish. The waters are supplied with oysters, fish, terrapin and crabs, and the shores and inland woods swarm with choicest game birds. Every farm upon the river can have an oyster bed, and terrapin, crabs, clams and wild fowl can be secured with little effort. The choicest salt water fish sold in the markets can be secured at any time at trifling cost. At present the water, much more than the land, yields tribute to the dwellers along the shore, hundreds of men being engaged in oystering, claming, crabbing and fishing throughout the year, their families furnishing a large class of consumers for the products of nearby farms.

Considering the convenience of access and the many natural advantages and attractions it is surprising that the lower Potomac shores have not been more generally resorted to by outing seekers from Washington and Alexandria. Without the

ever present dangers and inconveniences of the ocean shore there are all the advantages of salt water resorts, boating, bathing, fishing and hunting, cool salt breezes and freedom from insect pests.

Several small resorts have sprung up of late, notably Colonial Beach and Colton's Point, but they seem to be little known to the general public and are nothing to what they probably would be if their advantages were more fully known.

Colton's Point is a jet of land running out into the river in such a way as to command a sweep of the river both ways as far as the eye can reach.

To men of means seeking rural homes there can scarcely be a more tempting field than the verdant shores of this historic river. All that nature can contribute towards making an ideal country home is here. Healthfulness, climate, scenery and a rare abundance of her choicest dainties. A delightful society is also insured in the fine old families still remaining, and convenient access to Washington and Baltimore at all times. And then the exquisite beauty of the ever changing river scenes, whether it be when the foliage is in the bright sappy verdurousness of spring, or in the mellower tints of summer, or when the warm summer skies have lost themselves in chilly gray, there is still a charm and beauty all her own. In June it is enchanting and in January enchanting still.

BENNETT DOBBIN.

Washington, D. C.

BOOKS AND MAGAZINES.

TALES FROM THE ÆGEAN. By Demetrios Bikelas. Translated by Leonard Eckstein Opdyck. A. C. McClurg & Co., Chicago. Price \$1.00.

Our people have not had much familiarity with Greek literature, although a British author, in the beginning of the century, made a great stir with "Anastasis," which extorted from Lord Byron the highest commendation. These tales of Bikelas fill our fancies with romantic gales blowing from "The Islands of the Blest." They are masterpieces of their kind, and while the minor chord running all through them is pathetic, a most delicate humor plays like lightning through a thundercloud. The author, while possessing the

old Greek commercial spirit, also rejoiced in the old Greek genius for letters. The mingling of real and ideal, the practical and the psychologic, emphasizes the gift of the story-teller and must make him acceptable to the widest audience. These Tales come, therefore, with "freshness of novelty," and with an exalted purpose as well as consummate skill. They come, too, as salubrious breezes after the world has been tormented, surfeited and demoralized by so much leprous and unworthy fiction. As such they are to be welcomed and commended to the public.

A NEW art editor, William Martin Johnson, who illustrated the "Garfield" edition of "Ben Hur" for the Harpers, and also their editions of "The Cloister and the Hearth" and "Hypatia," becomes the art editor of The Ladies' Home Journal on June 1, leaving New York to reside permanently in Philadelphia. Mr. Barton Cheyney, a clever newspaper man who has been attached to the press of Delaware and Pennsylvania, is also added to the Journal's editorial staff as one of Mr. Bok's principal associates.

THE "Paris Album of Fashion," "La Mode de Paris," "The French Dress-maker" and "La Mode," published by A. McDowell & Co., 4 West Fourteenth street, New York, are probably the most elaborate fashion magazines published.

THERE comes to us from The Ladies' Home Journal a very artistically-gotten-up illustrated booklet of over 250 pages, called "5000 Books," which serves as an easy guide to the best books in any department of reading. This guide is very well done. The best literary experts of New York, Boston and Philadelphia were engaged by the Journal to select the five-thousand books which it presents as the most-desirable for a home library, and their work has been admirably carried out. Very clear, explanatory comments are given by these men of books, and besides there are given not less than 160 portraits of leading authors. No book will, perhaps, do so much to extend good reading as this guide, so carefully gotten up, so beautifully printed, and so generously offered, free of any charge, by the publishers of The Ladies Home Journal. "5000 books" is

unquestionably the best and easiest guide to a wise selection of books that has been issued for a long time.

MISCELLANEOUS.

A Pushing East Tennessee Town.

A correspondent of the New York Daily Mercury, in a letter to that paper about the development of East Tennessee, says:

"The town of La Follette is situated in the beautiful Powell's valley, 1200 feet above sea level, surrounded with park-like forests and fertile valley lands, having an abundance of purest water and perfect drainage, with the great property of the La Follette Coal & Iron Co. at its door; and a low-water gap, giving easy passage for railroads, develops peculiar strength and possibilities of importance when its relation is shown to those cities which will be its natural market and the system of railroads of which it will be the inevitable outlet.

A year ago, perhaps, twelve or fifteen persons comprised the entire population of this place. The change since then has been remarkable. A thousand busy people are here, miles of graded and macadamized streets exist, houses are going up on all sides, and the bustle and activity is indicative of the enthusiasm, earnestness and confidence that is backed by a determination which, when considered in the light of the great storehouse of wealth from which it may draw supplies for every form of manufacture insures to La Follette a great future."

A Prosperous Arkansas Section.

Mr. T. H. Leslie, of Gillett, Ark., writes to the SOUTHERN STATES as follows:

"The completion of the Stuttgart & Arkansas River Railroad was celebrated at Gillett on the 19th. A train of eight cars came in from Stuttgart, Almyra and De Witt to participate. Homeseekers with household goods and stock are arriving daily from Iowa, Missouri, Nebraska, Colorado, Illinois and Dakota. Negotiations are pending for an ice factory, a handle factory and a machine shop to be erected at Gillett. A large schoolhouse, recently mentioned in the Manufacturers' Record as to be built, has been completed, while a stove mill is on the way to Gillett from Ohio. Everything in this section is prospering, and the outlook indicates rapid progress in and around Gillett." There is a great opportunity around Gillett for general farming and fruit-growing.

The finest apples grown in this country come from Albemarle county, Virginia, the famous Albemarle Pippin. They command a higher price in England than any other. This county is one of the greatest grape producing sections in the East, and is noted also as a great stock-raising and farming section. Information about farms in this and adjacent counties may be had from C. L. Carver & Co., Charlottesville, Va.

The first shipment of peaches from the Georgia Southern Experimental Farm, Cycloneta, has been made already. They were fine specimens of the Alexander variety, and were sufficiently ripe for shipment. The first lot of peaches were distributed at New York, Chicago and other cities. This farm is

an experimental one conducted by the Georgia Southern & Florida Railroad to show what crops can be produced in that section.

A DISPATCH from Willis, Texas, states that Connecticut is a market for much of the tobacco grown in that locality.

MR. FRANK VAUGHAN, a lawyer of Elizabeth City, N. C., has published a pamphlet of thirty pages on "The Albemarle District of North Carolina." What is known as the Albemarle district comprises thirteen counties that make up the Northeastern part of the State. This is a region that offers unusual inducements to farmers, truck-growers, dairymen, stock-raisers, fruit-growers and to manufacturers and investors as well. A very good idea of this country, its history, its soil, climate, products, transportation facilities, its churches and schools and its people may be had from this interesting pamphlet.

NEAR Coley's, Ga., a station on the line of the Southern Railway, there is a handsome residence offered for sale and thirty acres of land, six forest, the rest of a Le Conte and Keiffer pear orchard of 560 trees, for \$3500 cash. The owner also offers 650 acres adapted to fruit and vine culture, a magnificent park of 250 acres, and 350 more of highly developed land. The owner of the property invites correspondence. The address is Longstreet, care SOUTHERN STATES, Baltimore, Md.

THE West Norfolk Land & Improvement Co. operates in a country where discontent among investors appears to be unknown. Norfolk's nearness to the sea and its unrivalled facilities in rail and water transportation to all parts of the world render it an unusually attractive location for business operations of nearly every kind. The great mineral wealth of Virginia is well known. Truck-farming is conducted on a very large scale around Norfolk and is a source of immense revenue to the truck farmer and to the general mercantile community. While this business is very extensive at present, it is capable of vast additional expansion and development. Truck farmers of the North and West will find it advantageous to correspond with the West Norfolk Land & Improvement Co., West Norfolk, Va.

WHILE there is no abatement of interest in Beaumont, Texas, on the part of lumber dealers, the attention of farmers and fruit-growers is more and more drawn to that section. There is considerable demand for rice and garden truck lands, and purchasers are well satisfied with the country and its conditions of health, climate and social life as well as with the adaptability of the soil.

THE people of Orange, Texas, are anxious for immigration, and hold out attractive offers of cheap lands very desirable for fruit, rice and vegetable growing. The people of Orange are hospitable and progressive; the city is delightfully situated on the Sabine river, while the Gulf of Mexico is but a few miles distant.

THE Southern Real Estate Exchange, Clarksburg, W. Va., controls some very desirable property, including farms, town lots, hardwood forests, coal and oil lands in a country of great possibilities. They invite correspondence, and will endeavor to suit each inquirer in size of tract and price.

THE SOUTHERN STATES.

JULY, 1895.

FARM REFORM AND THE SOUTH.

By Francis B. Livesey.

For the last twenty years I have noted with anxiety the decadence of agriculture and the growth of cities. I long since predicted that such abnormal conditions would ultimately bring, as their recompense, industrial crises approximating revolution. I have not been mistaken. Last summer when the Labor Commission was organized and called for suggestions relative to relief from labor troubles, I availed of the opportunity to present to that body my long cherished ideas under the term of Agricultural, or Farm Reform. Since then it has also been presented to the public through many of the leading and minor papers, alike of the East, North and West, and has, I am sorry to say, received indifferent notice from the press of the South. This was owing, undoubtedly, to the fact that the South has felt but slightly the tendencies toward the industrial revolution, and matter pertaining to it was made subservient to more immediate needs. The time, however, has now come in which the South can no longer fail to recognize the part it must play patriotically, philanthropically and financially in assisting the troubled East, North and West in the solution of the industrial and agricultural troubles that hang over them, and threaten by their protentiousness the stability of our country itself.

THE MEANING OF FARM REFORM.

Farm Reform in its embrasive sense, simply means the carrying out of every method that has for its aim the restoration of the great surplus masses of our mining, manufacturing and commercial

centres to the bosom of old mother earth—the soil. Every poor man who gathers together his little savings and buys or rents a few acres; every charitable organization that helps a few or many to a farm colony; every business colonization scheme that looks to the settlement of large bodies on vest tracts, and every State or city that assists its poor to the land—are all enacting dutiful parts in the general programme of Farm Reform—are all seeking to relieve our congested centres and bring back to the natural and peaceable avocation of man the multitudes who are suffering the pains resultant from a departure from it. Every man in every grade of life has an interest in this undertaking similar to that which he has in exercising his right of suffrage. The occasion demands even more thought, more work and more worry than any political question or combination of questions that are before our people. “Give us bread and work,” has been the cry of leaders in bloody revolutions of old. How impotent in comparison to it are such cries as “Cleveland for President!” The country is in need of business, not politics, and it must hew to the line of plain, sterling, practical business, in the shape of Farm Reform, and let the political chips from such a log fall where they may.

SMALL FARMS FOR THE MASSES.

There have been books written on “Ten acres enough.” They are enough. A fifty acre farm is a sufficiency. It is to such that the masses must be encouraged and assisted to go. A “one horse farm” is not beyond the capabilities of

a man raised to city employments. All that is needed is a gradual introduction to the work. Delicate men who strain to lift a shovel full of earth and who hardly know the difference between bean pole and corn stalk have made successful small farmers in large numbers. I have tried them on farms of my own as farm hands and I have pointed letters from those who have hied away to small farms of their own. The anarchist who wants such classes left in the cities to swell the ranks of his revolutionists, shouts that they will not and cannot go, and the socialists and single taxer who envy any prospective successful termination of our troubles outside of their respective hobbies, also say the same. The inconsiderate capitalist says the same—he wants them starving at his factory door that he can secure them on terms of his own. All these seek their own and not another's—all these know that Farm Reform seeks to elevate the poor man to the dignity of a self-respecting and independent citizen, while it leaves the revolutionists declaiming to the wind and the capitalist respectfully entertaining the few who apply at his mill for his work.

GO WEST, OR GO SOUTH.

As a Farm Reformer, it is my more especial province to get the people to farms no matter where they be, and I have studiously avoided any "booming" of one section of the country at the expense of another. The agent of one of the large Western railroads offered me great inducements to assist toward getting settlers to its section. I told him that I was compelled to decline, as I was engaged solely in a patriotic and philanthropic work. Since that time I have been in correspondence with prominent writers and farmers combined in the West, and the "terrors," as they style them, of farming in their localities have made me consider it advisable for the benefit of the people to properly enunciate the advantages possessed by the South for all who wish to attain that reasonable success a dutiful attention to farming ensures. One of the gentlemen who have so potently described the terms of Western farming

is Mr. John S. Maiben, of Palmyra, Neb., and another is Mr. J. K. P. Baker, of Harlan, Iowa. The latter says: "We live between two productive terrors—first, that we shall raise no crops (from the effects of drought, insects, etc.), and second, that we shall find no market. If we escape the first terror then the second is more certain." Such statements do not come from intelligent and industrious farmers in any section of the South. The Westerners endeavor to prove from their experience that farming, to use their phrase, is "entirely played out." Hence, so many of them are allying themselves to various political and revolutionary factions that vainly promise some alleviation of their distress through the adoption of political measures. They are inclined to meet the starving laboring men of the cities on the same revolutionary ground. In reasoning with these disheartened Westerners I have endeavored to show them that the locality in which they have undertaken farming is to blame, and not the avocation of farming itself, and that, hence, they should betake themselves to a more congenial clime, as many already have done in coming to Maryland.

DIVERSITY OF CROPS.

One of the prolific causes of farm failure in the West is that the farmers fail to raise a diversity of crops. Although the land is in many places all that could be desired, and that indeed has been the West's sole attraction, yet the climatic and other conditions are such that a diversity of crops has very generally been unattempted. Some one or few staple crops are attempted and if drought or insects destroy them, no revenue is derived, and with nothing saved, pauperism or mortgages loom up as the finale. Despite the prevailing custom, however, there have been farmers in the very sections of the West from which complaints have come who have boldly attempted every crop, large and small, that could under any circumstances be raised, and what has been the result? They said farming was to them a success. The same expenditure of labor in the South would have brought

them a still greater success. It is therefore important that the prospective colonists from the overstocked centres of population should be impressed both with the necessity of a diversity of crops and of betaking themselves to a section of the country that offers the greatest opportunity for diversity. It is by diversity that the small farmer can become his own producer and consumer mainly. He must raise on his farm every possible article that he needs to supply his wants. He must not look to the getting of the "Almighty dollar" to live, so much as to looking to the land to live. The Dutch Boers of South Africa are the finest race of agriculturists in the world. They are far from markets; but they are growing rich, solely because every farmer raises almost all that he wants himself.

SMALL FARMS IN FRANCE AND JAPAN.

The small farmers of France constitute one of the most interesting features of that Republic, as they notably do one of its most reliable sources of maintenance. They seem to have received their first impetus in the days of the first Napoleon. Warrior as he was, he was yet sufficiently sagacious to perceive that the plow and the pruning hook had victories in store for his people more lasting than the sword. At a time of industrial depression and revolutionary danger, he decreed that the masses should betake themselves to the land; they did so, and they have remained there ever since. They speedily rose from poverty to prosperity; from revolutionists to patriots, and France as a nation became one of the richest nations of the earth, almost wholly owing to the benefits accruing to her through the little savings of her redeemed common people. We never see France going abroad for a national loan. Whenever she makes known her needs of money, we see the common people tending her quickly and gladly more than she needs. Whenever she wants soldiers they jump at her call. She is not altogether educating her people away from their farms, as we have been doing in this country.

Of some 350,000 young men recently called into her army, the number who were not up to the standard of your

educational idea were many, yet they were up and possibly far beyond our standard of physical manhood. In Japan similar conditions prevail. Her little island, no larger than Montana, comfortably supports 41,000,000 persons, simply because her rulers have provided that her common people shall have access to the land. We thus see that a nation's prosperity arises from the success of the small individual units of which it is composed, and not from the thunder of this or that political theory.

\$100,000 FOR THE SOUTH.

If the country at large wishes to be relieved, and if the South wishes to get the benefit of the North's ill wind, everything must be hereafter looked at from a practical point of view. The millions of dollars that are thrown away in the gratification of idle vanity and mis-called charity could make comfortable, if rightly applied, every destitute person in the country. It is strange that men who have been reared in the school of practical hard knocks should, after becoming rich, develop such a mania for having themselves immortalized in monuments, churches, colleges, libraries, museums and art galleries, and leave their wealth buried in such structures for that purpose. It might be supposed that they who struggled from the ranks of want would, in their elevation, have first in mind their brothers still below—not so! The South has no warmer friend than Charles Broadway Rouss, the Broadway merchant of New York. He recently gave a fortune for some practical purpose (water works, perhaps) to the town of Winchester, Va. He has now offered to donate \$100,000 to a fund for the establishment of a permanent headquarters in which historical archives of the Confederacy shall be kept. It has been referred to a special committee of the Confederate Veterans' Association, which recently held a meeting at Houston, Texas. Now here is a chance for both Mr. Rouss and the South to inaugurate a practical reform regarding donations from the hands of wealth. Mr. Rouss has the opportunity of devoting that sum to assisting some of the poor denizens of his city to farms

in the South, and the South has the opportunity of informing him that the exigencies of the times compel it to most respectfully ask him to so devote any sum he may wish to bestow for praiseworthy objects within its borders.

FARM REFORM IN WASHINGTON

The commissioners of the District of Columbia became dissatisfied with the results attained in the management of the poor, and on the 16th of April last addressed a note to Judge C. C. Cole, chairman of the Central Relief Committee, of Washington, requesting him to immediately seek to ascertain from the press and from individuals if there was any method that would give promise of permanently solving the question. I immediately sent to all the interested parties a good amount of Farm Reform literature and addressed a letter to Judge Cole calling attention to farming for the poor and charitable or State assistance until the beneficiaries were capable of supporting themselves. I also mentioned the Pingree plan as a palliative. A word to the wise was sufficient, for, according to reports the 200 poor families of the District are to be placed on 2000 acres of land in Maryland or Virginia, furnished with shelter, tools and all necessities and gradually introduced to farm life, with the expectation of ultimately becoming the owners of their own farm homes. Here we have within the borders of the South the first ap-

proximation to State assistance toward Farm Reform. The nation's capital accepts the nation's remedy. Success there bespeaks adoption everywhere.

THE PINGREE POTATO PATCHES.

The Pingree plan has furnished some admirable stepping stones to Farm Reform—thanks to its author. It has demonstrated beyond a shadow of doubt that under proper manipulation the poor of your cities are willing and capable to work in the truck patch or on the farm. It has been said by single taxers that the plan demonstrated that the poor would work only on land gratuitously furnished them; indicating that the poor were so impregnated with the principles, or rather vagaries of single tax that they would never more lift a hand over the soil until they had free access to it through the machinations of single tax. The result proved differently. Immediately after the potato patches closed in Detroit last fall many of the poor who had been inspired by their success, *immediately betook themselves to small bought and rented farms*. Twenty-five families located near one little village in Detroit county alone. With the Pingree plan this year in full operation in many of our large cities, we may be prepared to see thousands of poor people very soon inclined to betake themselves to farms. Is philanthropy preparing for it? Is the South preparing for it?



BOOMS WEST AND SOUTH.

By Albert Phenix.

It has been suggested that as a witness of "boom" methods in the West there might be something of interest in the comparisons I may draw between those methods and the way in which real estate operations and immigration movements are handled in the South.

Without going at all into statistical features, or indeed attempting to present any other than some random convictions and crystallized impressions, I may say at the outset that I regard such differences as exist between methods in vogue in the two sections as entirely the outgrowth of circumstances. In every Southern city I have any knowledge of a "boom" is today generally regarded with about as much horror and dread as would be a visitation of the yellow fever; and yet at the height of the boom in Western town lots I have seen gentlemen from Georgia on a hot trail for a real estate bargain outstrip the keenest and most eager of Connecticut yankees, and some of the most daring plungers, men who were always in the thickest of the boom, were transplants from regions far below Mason and Dixon's line. And I remember the surprise I felt on first encountering the Virginia boom some years ago, the intensity of which was indicated in a manner new to me by a soft-voiced young man evidently not long from the farm, who accosted me the moment I stepped from the train with "can't I drive you out and show you some real estate?" And ranged along the station platform I saw others of his enthusiastic kind, reminding one in some degree of the scene among the cabmen on the arrival of a train at the Grand Central Depot in New York. In evidence of the ubiquity of the optimist when town lots are ripe, on this same

occasion, before I had gone two feet from the train I overheard a man about to board the cars hurriedly remark to an agent "I just bought lot 4 in Blank's addition for \$800; cut it up into two lots facing on the other street, sell them for \$700 each and send me the money next week at Smithville." "Well!" I thought, "how does our little Western boom pale its ineffectual rays beside such a one as this?" So the disposition to speculate whenever there is any demand for real estate or any other articles (which is the sum and substance of a boom) is a universal one, and as in the case of every Western city I know anything about, wherever the movement is on, the temptation to take a hand in the game will be found hardly resistible by even the most conservative men in the most conservative communities.

I do not pretend to be in sympathy with those who decry the operations of the boomer. Without his optimism, his enthusiasm, his gift of prophecy, nature's riches would have remained for ages longer in the native hills. The march of civilization across this vast continent would have proceeded at snails' pace, and where now are towering smokestacks, majestic palaces of trade and busy centres of population and industry, there would have remained for generations further the haunt of the hostile and the home of the Buffalo. His is the voice of one crying in the wilderness, and not only are paths made straight, but broad highways opened in a twinkling; he blazes the way through the forest, and vast cities spring up in his wake; he shows how things can be done *now*; he takes a short cut across the ages. All hail to the boomer, say I, and let us put him on a pedestal.

The man who will sell lots at the

bottom of a lake, as was once done in Chicago; or on the sand hills, forty miles away, "overlooking the city," as was done in Denver, deserves a worse fate than the imprisonment those rascals got; and the unscrupulous individual who lays out lots, like the fellow made razors, simply to sell, is, of course, a detriment to man and progress; but the man who is everlastingly at it, trying to get you to buy a farm and raise fruit, truck, stock or what not; who strives with might and main to persuade moneyed men to employ idle capital in the development of some resources now untouched; who induces families to buy homes in a section better than the one they knew before; who increases the taxable valuation of a farm or a city, thereby adding to the country's wealth—whoever is engaged in this work is as great a benefactor as the human race can have, and he is more or less of a boomer in proportion to the energy and success which attend his efforts. His object is to get people and get something to permanently sustain and improve his town or city, and if he succeeds to a large degree in his undertakings the result is a movement very like the much-terrifying boom.

Conditions in Kansas City are frequently pointed out by those who say of their own city, "Heaven save us from a boom." Well, let us look into Kansas City. Up to fifteen years ago, it had less than 50,000 people; it had a mule-car service, streets of bottomless mud, an inadequate sewer system, and most of its buildings were makeshifts. Its boom was a fierce one, it is true. Fortunes were made in a year, and lost almost as quickly. The accumulations of a lifetime were in some instances swept away entirely, and wrecks of speculators are strewn far and wide. But the candle in which the moths were singed still burns on. There is a splendidly built city of more than 150,000 people, with more miles of cable railway than any but two other American cities, a perfect sewer system, asphalt and stone-paved streets everywhere, buildings which would look well in New York and a volume of business which gives it rank in the clearing-house

reports alongside of cities of double its population. As in any big undertaking, even the construction of a ten-story building, at least one life is usually sacrificed, so in the boom which makes a city there must be disaster and financial death to the individual, which, while lamentable, is nevertheless an apparently unavoidable incident in the rapid or great development of any community.

While it is not my purpose to disparage prudence and an avoidance of the evils which come from an over-discount of future needs, the almost inevitable accompaniment of great real estate activity, at the same time I must affirm that worse things than a boom can happen to a town. In the struggle for precedence, or any measure of public favor, in which every live community feels bound to enter, there can be no effective work done if there is ever present a blushing modesty and a fear of being ravaged by a boom; and if a city or a hamlet should add ten, twenty or even fifty thousand to its population inside of a year, which would superinduce real estate activity very like a boom, who can say that would not be a good and most desirable thing?

However, I don't know that so much of an apology is needed, for booms don't go knocking and pleading at anybody's gate. They never swoop down on unsuspecting communities like the robber barons of old. My observation has been that the boom is the very shyest of all the gods, and I have known whole States to sit up many nights waiting and watching and praying for a boom that never came. It took years of the hardest kind of work and the loudest kind of shouting to get the tide turned to the West in the volume desired. As the railroads were built largely on land grants and through a sparsely settled country, it became of the first importance to them to get settlers. The land agent was one of the most important officials of the company, and varied were the devices he employed to draw the attention of the public to the lands along his line. Buffalo Bill was first introduced to the amusement world as an adjunct to the land department of the Kansas Pacific Railroad, and for years

his earlier career before the public was in a frontier drama, which was incidentally made to advertise the fact that there were buffalo to be shot by excursionists on that railroad, and lands to be purchased for settlement. This ingenious and colossal scheme for advertising was the work of Capt. D. H. Elliott, now of the land department of the Plant system of railroads, and was one of the many devices he successfully adopted to make his section well known.

I take it to be very significant that within recent months the railroads of the South are all turning their attention to the methods which prevailed in the West, and the immigration agent, the immigration folder and land-seekers' excursion tickets are becoming the rule. To no other agency is the West so greatly indebted for the noise she made in the world and the rapidity with which she was settled up than to the energetic immigration agents of the railroads. They published matter with the enthusiasm and the ingenuity of a circus press agent; they went into the thickly-settled portions of the East and almost literally carried whole colonies away on their backs; they kept agents continually in foreign countries organizing colonies, who were ticketed through from fatherland to destination. I see in the advent of the immigration agent in the South a fact of the greatest moment, and, while the same untrammelled conditions do not prevail there as did in the West, where the railroad owned at least every alternate section along the line of road, yet there are some railroad lands in the South and enough vacant lands along the lines to make a material difference in the revenues of the roads when they are settled up.

So there is plenty of inducement for the roads to push the further settlement of the South, and recent actions seem to indicate that they propose doing so along Western lines in so far as they may be applied to Southern conditions. The Southern immigration agent is, in several instances, a man who has successfully held that position on Western roads. So he knows the ropes, and it is a somewhat amusing thing to see him (as he is now doing) go up into the

Northwest for immigrants whom he himself placed there sometime ago.

But it will not do for communities to rely alone on the development which the railroads will bring. While the railroads advertised the West and made possible the growth of the important cities there, the work of town building and especially the development of any particular place was, as it must always be everywhere, largely the result of individual effort. Eternal hustling by advertising in mediums of demonstrated worth, by correspondence and by personal solicitation, all are absolute essentials in the work of so getting your community in the public eye that curiosity may be aroused, investigation made and investment and immigration secured. One good live real estate agent—boomer if you choose—is of more value to a place, provided he be judicious, honest and properly equipped, than half the business leagues, commercial clubs and boards of trade in the Union. The great difficulty with most of such organizations, West as South, is the insufficient support given them, even if they start out with proper equipment. A secretary or executive officer of either small capacity or little spare time, with little salary or none at all, undertakes a work which by rights requires more faithful care and absorbing attention, more ingenuity and patience, more knowledge of men and affairs than are necessary for the successful conduct of nine-tenths the financial institutions or commercial enterprises in the community where he lives. The membership of such bodies is usually small, and nearly always apathetic, and in the end the organization is rather more of a detriment than a benefit. If any matter of public interest is presented—say an advertising proposition or an inquiry from a promoter of an industry, the citizen generally feels that he is absolved from personal obligation by reason of the board of trade's existence, and without giving that organization sufficient of either his time or his means to make it a pulsating thing of life, an engine of force and power, he expects it to be all sufficient for every emergency and to relieve him of all responsibility for per-

sonal action. Properly officered and heartily supported, however, such an organization is of inestimable benefit. There would be a fund on hand, or machinery for raising one, for every occasion when expenditure would be clearly of advantage to the community; there would be such printed matter, interesting, up to date and complete, as would satisfy the inquirer after facts, and there would be an administrative head who was ever alert, ever vigilant, and prepared not only to take advantage of offers made, but to go out and create opportunities and originate enterprises and undertakings which would help to swell the importance and promote the

development of the city and section.

Cities do not grow by chance. Every brick laid, every wheel turned, is the direct result of the efforts of a good many people. Development is the result of persistent, deliberate, premeditated labor, and South as West, the greatest growth will now and always come to that community which by every means at its command puts before the country and keeps there the story of what it is itself doing, what there may yet be done, and what its desire is in the way of inducing the capitalist, the industrial worker and the homeseeker to go and dwell within its gates.



WESTERN INTEREST IN SOUTHERN GROWTH.

The West and the Northwest, with a quick apprehension of advantageous conditions and an alertness of action characteristic of those sections, are evidencing a greatly increased interest in the commercial and industrial development of the South, and their newspapers are voicing the growing impatience of those sections with the failure of railway lines to adequately grasp the situation. The commercial relations between the South and the West have for some time been increasing in importance yearly; the growing States beyond the Mississippi have been large consumers of the South's surplus products of fruits, vegetables, rice, sugar and tobacco, while the South has relied largely on the West for meats, provisions and grain. Attracted by the advantages of great waterways, the valleys of the Ohio, the Missouri and the Mississippi have carried large portions of their export business through Southern ports, and with the added advantages of shorter rail routes to the seaboard, there is no natural reason why Southern ports should not today be handling a much vaster bulk of the export trade of the entire West and Northwest. The recent extensive immigration movement from those sections into the South has served to arouse the commercial interests there to the importance of securing the most favorable transportation arrangements with a section in which a great development is so imminent and so certain. The exposition at Atlanta this fall will advertise the changing conditions of the South as they have never been advertised before, and the commercial bodies of Cincinnati and Chicago, notably, have already grasped this opportunity to more closely cement the trade relations between those sections. The visit of the Commercial Club, of Cincinnati, to Atlanta in May was in this line, and now representatives of the entire business

interests of Chicago propose to visit Atlanta during October. The co-operation of business men, representing over \$400,000,000, has been secured, and it is proposed that the delegation to be selected shall be accompanied by the directory of the late Columbian Exposition, all under escort of the First Regiment Infantry, Illinois State guard. It is proposed that this delegation shall meet at Atlanta similar delegations from all the Gulf States, with the idea of bringing the whole South into the closest possible trade relations with the commercial and industrial interests of Chicago.

It is in connection with this movement that the Western and Northwestern newspapers have expressed emphatic opinions on the refusal or failure of most of the Western railroads to give favorable rates, schedules, and through train service between these sections and the South. In some cases there is a disposition on the part of railway managers to grasp the situation as men of forethought ought to see it, as witness the following expression from General Manager Stone, of the Chicago & Eastern Illinois Railroad, recently printed in the Chicago Times-Herald:

"We are now especially interested in the movement to induce immigration of good citizens to the South. No hindrance should be placed on that movement by the railroads themselves. They are as much interested as the people of the South in fostering the movement, and ought to see it is for their interests to have as good service as can be had in any other direction. We have only begun to see the vast possibilities of trade between the Southeast and Northwest. There is a better chance of enlargement between these two sections than between any other sections of the United States. Our interests are identical with those of the people of the

two sections. As far as the Chicago & Eastern Illinois is concerned, it will stop at nothing which will help the growing trade expand to its utmost limits."

But of the general disposition on the part of the roads of the Northwest, the *Times-Herald* has much caustic comment to make. The *Times-Herald*, by the way, is not only one of the most influential of all the Western newspapers, but one which has continually shown its appreciation of the magnitude and importance of Southern development. In the course of a recent article on this subject the following appeared in its columns:

"Southern sentiment has never been better crystalized than in the present determination to make the Atlanta exposition second only to the World's Fair in magnificence and instructive features. Money has been expended with as lavish a hand comparatively as in Chicago to make the Atlanta exposition a monument to the marvelous industrial progress of the new South. Bound by a growing sentiment of brotherly love, and cemented by the fraternal handclasp over the confederate dead in Chicago, the South as a people wants nothing more than an enlargement of the trade relations which Southern roads have declared shall not exist between the Southeast and the Northwest. It remains to be seen whether the Southern roads are strong enough to withstand the pressure which will be brought to bear to induce them to put the Southeast on a parity with the rest of the country in train service and freight rates from Chicago. Except the southerners themselves, the people of no other section are as much interested in the Atlanta exposition as those of Chicago and the Northwest. From no other section will there be a greater proportionate attendance. It is today absolutely the only section which does not have through car and train service with the Southeast, and the Southeast is in turn absolutely the only section which does not have the same service from Chicago. To a very large extent the success of the exposition depends on the way in which railroads treat visitors.

"There is absolutely nothing in the way

of the full expansion of business relations between the two sections except the inadequate train service and discriminating freight rates of the roads south of the Ohio. The Ciceronian cry of 'How long, Oh! Catiline, will you continue to abuse our patience?' might well be taken up by the Southern people and applied to their own railroads. In many respects their assurance is monumental. They are securing co-operation of all connecting lines in an immigration plan which may finally result in taking thousands of people from the Northwest and transplanting them in the Southeast. Any plan which will improve conditions in any section of the country has laudable features, but there is a fatal objection to the success of the present plan. People of the Northwest, if they move to the South, will want to maintain close relations with their former friends.

"With the present system of freight rates there can be no trade relations except with the strangers of the East. They must content themselves with the inferior product of the Eastern loom and machine. Except by letter, they will be as completely cut off from their old friends as if the manufactured products of the Northwest were luxuries from a foreign country. They can get them if they wish, but they must pay extra for the privilege. Before the Southern railroads can get the godspeed of the Northwest in their immigration plan they must establish an equitable basis of rates which will allow the manufacturers of the Northwest a fair field."

It is, of course, manifestly true that business cannot be conducted largely on sentimental reasons, and that shippers will in the main adopt those routes which are most advantageous. The whole question of Southern rates is, therefore, one of the greatest interest to the South as well as to the West, and it is of the utmost importance to Southern commercial development that an equitable adjustment of the matter be secured at the earliest day possible. With equal advantages of rates and schedules, a tremendous increase in the business turned into the South from the Northwest would follow, for the advantage

would be by no means wholly on the side of the latter section. There are half a dozen seaboard points from which a greatly increased export trade would be done if their advantage of greater nearness to Western shipping points secured for them rates as favorable as are given on east bound roads.

The agitation of this question is not confined to the newspapers alone, and it is to be hoped that the united efforts which are being made will result in the relief the situation requires. Protests

against excessive freight charges between Chicago and the South have taken the form of a suit in court, the Interstate Commerce Commission is considering charges of a like nature, and recent charges by Georgia fruit-growers are likely to make another case for the Interstate Commerce Commission. At the beginning of the most important development the South has ever seen, it will be well to have this matter of transportation facilities settled early, and settled right.

WHAT THEY THINK OF THE SOUTH.

A Continuation of the Series of Letters from Northern and Western Farmers and Business Men who have Settled in the South.

A Vermonter in Georgia.

E. A. HILLS, Tallapoosa, Ga.—Hailing from Old Vermont as my native State, I have nevertheless lived in other States as well, among them being Minnesota and Iowa, but for an all-the-year climate for Northern people this section is without parallel; I refer more particularly to Haralson county, Ga. I am located at Tallapoosa, which is situated about midway between Atlanta, Ga., on the east and Anniston, Ala., on the west, on the Georgia Pacific Division of the Southern Railway; our altitude is 1200 feet, which insures perfectly healthy climatic conditions, and malaria is unknown. Pure, soft water in abundance is found here in springs and in wells at a depth of from thirty to fifty feet. Our winters are mild and our warmest summer days are tempered by a gentle and refreshing breeze; the warmest day last summer (1894) was 96° and the coldest last winter, which was unusually severe, was zero. Our summers are long and the coldest part of winter is of short duration. There are but few days during the year that a farmer cannot work on his place with comfort. Owing to these climatic conditions, it is very healthy, and many

persons afflicted with bronchial troubles, catarrh, insomnia, nervous prostration, incipient consumption and kindred disorders are by a few months sojourn here, either cured or greatly benefited. Our city numbers between 2000 and 3000 people, a large proportion of them coming from the North and West.

We have a commodious brick school building and a fine graded school system, with an attendance of over 400 pupils. In addition to this we have numerous churches, electric lights, city water works and no saloons.

Strangers coming here and conducting themselves with propriety will always find a cordial welcome. The Southern people are kind and hospitable, and if you use them well you will receive the same treatment in return. Many questions are repeatedly asked regarding the outlook for a person to make a living here. To such of your readers I will say, if a man living elsewhere has a good lucrative business and his health will admit of his remaining in his present location, he better remain there, but if a young man finds he is unable to withstand the severe Northern winters and has a few hundred dollars with which to start himself as a tiller of the soil, he

can make the change and start as cheaply here as anywhere and with good prospects of ultimate success.

I do not advocate anyone coming to this or going to any new section without some capital, as success depends largely upon it, but a young man enjoying good health and having a little capital, can with economy in a short time become independent; this, of course, cannot be accomplished without labor and perseverance, as industry is one of the essential features.

We have seasonable rains throughout the summer, so that all crops do well if properly cared for.

At this time much interest is manifested in the cultivation of grapes and fruit, over 2000 acres being already planted to grapes alone adjacent to this city.

The South as a whole has a great and glorious future in store, and those who locate here now will find that they have decided wisely and well. Lands and city property in this immediate vicinity can now be purchased cheaper than in all probability they can be in the future.

The entire North and West is at this time greatly agitated over the subject of coming Southward, and many are undecided where to locate. To such, will say I have lived here over one year and have tried to give your readers nothing but facts, and it is my conviction that it will pay them well to thoroughly investigate this section of country.

Southern Texas for Health and Prosperity.

CHARLES DEPEW, Houston, Texas.—I first came to Texas about eighteen years ago, and am at present living here for the third time. A number of years since I went from San Antonio, this State, back to Pittsburg, Pa., to live. I soon had the grippe and congestion of the lungs. However, I stuck it out for another winter and endeavored to keep my feet while suffering from another attack of the grippe, which I succeeded in doing until the latter part of winter, when I was stricken with partial paralysis affecting one side and my speech. As soon as I was able to travel I came here, and after a year got

into pretty fair health. Today I am robust for a man in middle life, as may easily be inferred from the fact that I am able to shoulder unaided a 175-pound sack of mill feed and place it on a stack higher than my head. I state this as an encouraging evidence in favor of this climate to men who have not been addicted to severe manual labor—my own occupation having been in connection with land matters, newspapers and immigration—and I will further state that in the North I have a bronchial cough for five months of winter; here none. I know of no such thing as malaria in Texas, where people will drink water from deep wells or pail tank water, live on light mixed diet during the hot months and keep the pores of the skin open. I state this from years of knowledge through extensive travel and long residence in the State.

Southern Texas produces everything grown in the United States anywhere to perfection, except apples and cherries. Oranges are not certain, yet where they have been planted many trees stood the ordeal as well as they did in Florida during the past winter.

I agree with a recent writer in your magazine that persons of middle age who are well-to-do and in good health and are satisfied where they are had better stay in their frozen North or wherever they may be, as the attachment of old surroundings, customs, etc., are ground in the bone, so that even a paradise elsewhere as regards climate, range of productions, etc., proves little enticement. Old people are rarely cosmopolitan; their prejudices rule them. For those who are in broken health and have some money; for those who are young and energetic, who also must have some money, it is a matter of ease as it is a pleasure to me as well to prove that they can in one case rehabilitate their health, and in the other lay the road to competence better here than elsewhere in the United States.

We grow everything on cheap land. We have fine artesian well water. We have fish, oysters, shrimp, green sea turtle and a great plenty of winged game, and in winter we sit under our

vines, breathe the perfumes of the cape jessamine and roses, listen to the twitter of the mocking bird as we bask in the sunshine, while they of the frozen North shiver by their firesides. This is no fanciful picture. It is true. You do not need much land to make a living. You save one-half on clothing and two-thirds on fuel. Your cattle grow fat largely from the natural grasses, little winter feeding is necessary, so you see the saving through this advantage there must be more than one-half again. The race to the South has set in. Land now is very cheap indeed. Often you pay for it three times over in two years. This portion of the South is virgin soil and responds to labor with prodigal returns.

Don't come here if you have a trade, to work at it; come here to buy land and thereby show your wisdom. Working that land you show your manhood, and the result of your labor will witness your prosperity.

No Place in the United States More Desirable.

A CONVERSE, Mentone Ala.—I will state in short my impressions of this country (DeKalb county, Alabama) after a residence of four months. Without particularly describing the country, I will state that in my opinion, taken all-in-all, there is no place in the United States more desirable for a man with limited means in which to make a home than here in this country. We have pure air, good water, timber and building stone, with a reasonably productive soil. Places of religious service, Sabbath schools and common schools, convenient in every neighborhood.

Fruits and vegetables flourish in abundance wherever the hand of cultivation is tendered. In short, everything that is produced in the temperate zone is produced here. There are less snakes and insects to annoy here than in any other place where I have ever lived, and I have lived in five different States in the North.

I belong to the G. A. R., and meet in the post with veterans from almost every State, men who fought to preserve the Union and who now seek to

strengthen its bonds by kind deeds, and I find these with the new-comers especially from the North, alike treated with that kindly consideration and hearty welcome usually extended in the West to the new-comers from the East.

In short, as far as I have been able to discover, this is as peaceable, friendly and law-abiding section as I have any knowledge of. In this, as in every other place where I am acquainted, there are those who want a change, and who, when the fit strikes them will sell for much less than the true value of their property, so that land is very cheap.

Let no man who desires a home in a temperate, healthy and fruitful country, hesitate in coming to Alabama, for fear of persecution on account of his religious or political opinion. All shades of religious opinions, and almost all sects of Protestant religion are found here. All the political parties of the United States have their advocates here. These meet and discuss these questions as friendly and as freely as in any part of the world. If by accident a copy of this letter should fall into the hands of the citizens of Vermont, Michigan, Illinois, Iowa or South Dakota, its signature might be recognized as that of a former fellow-citizen, and I would like to say to all in those States who have comfortable and pleasant homes there and are blessed with good health, stay where you are; but to those with whom the climate does not agree, or whose home is mortgaged or who live upon rented farms, come to Alabama.

His Politics and "Previous Condition" Not Inquired Into.

E. W. KING, Goldenrod, Wharton county, Texas.—For the benefit of your many readers I would like to testify as to the experience of one "Yank" more in Dixie. I came here four years ago from California, where I had resided fourteen years, having gone there in 1876 from Oneida county, New York. I found here a genial people and climate, land very cheap and fertile. At the first election held after I had settled here I was elected a justice of the peace, an office I yet hold. I was appointed notary public, school trustee and I received

a unanimous petition for postmaster of Goldenrod, an office established recently. I received every vote for justice; my politics, religion or previous condition, financially or otherwise, was not inquired into.

What a Canadian Thinks of the South.

W. J. PETRIE, Falls, N. C.—If you will allow me a brief space in your valuable publication I would like to say a few words for the South—her present indications and future possibilities. I do not think I will go very far wide of the mark when in all honesty and sincerity I make the assertion that the South is in almost every respect superior to any other section in the United States. She has natural advantages that are not to be found elsewhere, she has cold sparkling water, rich fruit and farming lands, fine facilities for manufacturing purposes, inexhaustible supplies of the best timber, and mineral wealth that has never yet been developed. Best of all, she has a climate not to be rivaled by any in the world.

I am a native of Canada, and came here two years ago, and it affords me great pleasure to say that I am more than pleased with the South. I have found the people large hearted and most kind. Indeed I have never met with greater courtesy, and it has fallen to my lot to be in many different places. It has been a source of wonder to me many times during my two years' sojourn in the South why there were not greater numbers of people here from Canada and the Northern States, as I am fully persuaded that there cannot be a better place for farming on the face of the earth. One does meet numbers of people from the Northern States scattered here and there in the different sections, but not so many, I am sure, as there would be if they only knew the real facts concerning the South. Before coming here I was told that it was sickly. I have found it the very reverse of this, as I never enjoyed better health in my life, and have never felt more happy or thoroughly contented. When we came here Mrs. Petrie was almost an invalid, and now her health is better than it has been in

years. If this fact alone does not speak well for the healthfulness of the section, then I am at a loss to know what would be a sufficient evidence.

At an early date I expect to buy me a farm, and then I shall write some of my friends in Canada to come and see what the South can do in the way of producing two crops the same year. I believe that the South has a grand future opening up for her in many ways—a future of which she is highly deserving. On every hand new interests are being awakened, new developments are being looked into, new enterprises put into operation, new thoughts, new plans are springing into existence, and new waters that have never before been touched by prow of ship are being steered into by strong hands and brave hearts. In fact, the new has obliterated the old, the great stage curtain has descended, and that which stands out in bold relief today is a New South, brave, daring, energetic and pulsing with life. She knows that her resources are great, and she is all eagerness to turn them to the best advantage.

The people of the North should know more and hear more of the South. The truth is, they have heard much that was not true, and the real facts of the case are comparatively unknown to the great majority.

An Ex-Army Officer's Enthusiasm Over North Carolina.

A. M. CLARK, Southern Pines, N. C.—While others are expressing their opinion of our favored land, its people, its climate, its natural advantages and wonderful resources, I wish to add my name as testimonial if nothing more, to my experience "down South."

I have lived here in the midst of North Carolina people for the last nine years, and I have found them generous and honest in every particular, while their hospitality is unexcelled. They seem to feel that they cannot be too kind or too thoughtful to the "stranger who is within their gates." In truth, the newcomer does not long feel a stranger, but very soon settles down in his new home with the same satisfaction that he would feel in a locality in which

he had lived all his life. One striking feature characteristic of the people is that while they are extremely kind they have that innate refinement which will not allow them to attend to the affairs of others, and no better class can be found I am sure in the United States.

In regard to my opinion of the present and future of our country, I am free to say that this part of North Carolina has made rapid strides in the way of improvement since I came here, and it has improved much more in the last two years than it did in the first seven of my stay. I feel confident that North Carolina and the South generally have a glorious future before them. How could it be otherwise with her broad acres stretching out laden with fruitage, which acres bring their owners large incomes annually? It is to fruit culture that this section is most particularly adapted, as the frost does not retard its growth as in the sections either just North or farther South. I think I am safe in making the assertion that the wonderful resources of the Old North State will very soon be developed. She is fast awaking from her apparent sleep

to strike with renewed energy. The land of the vine and flowers is the coming country. It is the country for the farmer, the fruit-raiser, the manufacturer, and indeed for almost every branch of industry. People do not go West now to be blown away by blizzards, but Southward, where indeed they have found it to their benefit to look, for here they find the best climate in the world, and undeveloped riches in abundance. I want to say that I am a Pennsylvanian, and that I love the Northland as my native home and love to speak of it with its grandeur and developed wealth, but I am glad to say that many of my friends from Pennsylvania are fast becoming acquainted with the facts herein stated, and in consequence thereof they are moving rapidly in this direction, where blizzards, frosts and floods are unknown in a damaging way, where water is good and land is cheap—where there are good schools, good churches, good neighbors—everything good that an American can wish for.

"The war is over" and all welcome the "Yankee" here with us.



THE SOUTHERN STATES.

THE SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, JULY, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Competition in Immigration Work.

It was recently reported that Hon. A. C. Frost of Mountain, Wis., a member of the State legislature, was interested with a number of other people in the proposed purchase of 800,000 acres of land in Florida for colonization purposes. In a letter to the SOUTHERN STATES magazine Mr. Frost says:

"As to the colonization in Florida of 800,000 acres of land, I have practically abandoned or given up the matter, one reason being that better inducements have been offered in Southern California than in Florida. I have a large experience in settling new countries. For the past ten years I have been engaged in that work."

This is simply an illustration of what the South must meet in working for immigration. The entire Pacific Coast is bent

on attracting all of the dissatisfied people of the Northwest and the North and is putting forth the most vigorous efforts to draw population that way. Moreover, the Northwestern States, seeing the tendency of population away from them, are now organizing immigration associations and State bureaus for the purpose of carrying on a vigorous and comprehensive campaign to draw foreign population. The Governor of Wisconsin was recently in Baltimore and New York investigating the possibility of largely increasing the immigration to that State from Europe. As the South pushes out for immigration it will be met by the most active competition of the Northwest trying to retain its own population and to draw from Europe, and of the Pacific Coast trying to draw from all sections. The people and the railroads of the South must be alive to the situation and push with the same untiring energy which is given by the Pacific Coast and the Northwestern States to this work.

The Tendency Southward of Great Railroad Operators.

Mr. J. W. Reinhart, of New York, late president of the Atchison, Topeka & Santa Fe Railroad, seeing that the South is to be the center of industrial and general business activity for the next quarter of a century, has organized the Chesapeake & Western Railroad to build a line across Virginia and West Virginia from tidewater on the east to river navigation at some point on the Kanawha or Ohio river on the West. The work of construction is being vigorously pushed by the Old Dominion Construction Co., of which Mr. E. C. Machen is presi-

dent. Mr. Reinhart's long experience in railroad affairs and his presidency of the Atchison, Topeka & Santa Fe, one of the largest systems of the world, will help to make him a great power in Southern railroad matters.

No better illustration of the Southward tendency of affairs could be given than the coming to this section of so many of the great railroad operators who helped to create the great Western empire. Mr. E. St. John, the noted manager of the Chicago & Rock Island, as our readers know, is now vice-president of the Seaboard Air Line. Mr. W. H. Baldwin, Jr., third vice-president of the Southern Railway Co., came South from a prominent position in the Western railway field. A number of others have lately done the same; and now Mr. Reinhart, with all of his influence, gives himself to the upbuilding of the South. When such men as these, who are in a position to fully understand the relative advantages of every section, and are in a position to select for themselves, voluntarily abandon all else in order to turn their attention to the South, it is hardly necessary to say that thousands and even hundreds of thousands are sure to follow. This means greater advancement, more wealth created, more city growth and more agricultural prosperity than any other section has ever known.

The American Eldorado.

Some years ago the late Hon. Wm. D. Kelley, of Pennsylvania, generally known as "Pig Iron Kelley," because of his persistent fight for protection to the iron interests, made a careful study of the South. After his return he wrote a series of letters for the *Manufacturers' Record*, enthusiastically praising the attractions of the South, its soil and climate and its mineral and timber resources. It is, he declared, "the coming Eldorado of American adventure." The same idea was expressed by

Hon. Chauncey M. Depew in a speech delivered at Nashville, June 18. In referring to the South and its great opportunities, Mr. Depew said:

"Columbus sailed for America to find Eldorado with its fabulous riches, and De Soto explored the Mississippi to discover the fountain of youth. Eldorado and the spring of De Soto's aspirations are in the hills and mountains of Tennessee, Alabama, Kentucky, the Virginias, the Carolinas and Georgia and on the plains of the southern belt of States. Every new vein of mineral treasure, be it coal, or iron, or lead, or silver, or gold; every new factory and furnace which brings the gifts of nature closer to the service of man, are not the agencies of materialism, but the constituents of patriotism. Patriotism is paralyzed by poverty, while it is fertilized by prosperity. The intelligent application of trained ability, public spirit and indomitable energy to the present and future of this territory of inexhaustible resources and magnificent opportunities will not only create happy and growing populations within the borders of Southern Commonwealths, but add enormously to the wealth and power of the United States.

"The great opportunities of our country are in the South. The flood of immigration which has been pouring into this country for fifty years has sought the West, the Northwest and the Pacific coast. In these Southern States we find, as nowhere else in the country, the original stock which fought at Cowpens and King's Mountain and Yorktown. The composite of all races which has developed the continent from the great lakes to the Pacific has set a standard of progress difficult to surpass. They had the advantage of virgin soil and uninhabited regions in which to locate and build their Commonwealths and found their cities. The intelligent patriotism of the Southern people in the last quarter of a century has overcome difficulties which seemed insurmountable. A recognition of the assimilating and elevating power of education has created the New South with its hospitable invitation and boundless resources. The young men of the South have no call to tempt fortune in the crowded cities of the North or the East. At their doors and within their own States are their missions and their careers."

Mr. Depew's statements are but a conservative presentation of the magnificent possibilities of this favored land. In these Southern States, where every variety of climate and soil can be found, where nature has placed vaster mineral wealth than anywhere else on earth, where one-

half of all the standing timber in the United States is found, are concentrated possibilities for material advancement such as cannot be elsewhere in the world paralleled. Because of these facts the South offers wonderful opportunities for outside people to come in "and possess the land."

Diversified Farming in the South.

An article recently published in a Western paper, seeking to discourage the diversification of agricultural interests in the South, says:

"The big planters must continue to grow cotton, for there is no other crop which can take its place; and their laborers, teams and tools must be employed. The small farmer and the tenant cannot quit it, for it is their sole reliance for cash. The prosperity of the South is thus bound up inextricably with the cotton interests, and must continue so for many years."

It is difficult to conceive of a greater piece of stupidity than the writer of the foregoing statement has put forth. He seems to be unaware of the fact that the corn crop of the South alone exceeded in value last year the entire value of the cotton crop. The fact of the matter is, as important as cotton is, and as wonderful a wealth-producing crop as it is when all branches of this industry are concerned, the greatest agricultural progress of the South in the future is destined to be in diversified farming. All over the South fruit-growing, dairying and kindred interests are making almost phenomenal progress. When Georgia ships, as it is doing this year, over 10,000 carloads of watermelons, with Texas and other States following as good seconds; when thousands of carloads of peaches, grapes and other fruits are burdening Southern railroads and bringing to the growers large profits, it is rather amusing to see the effort of this Western paper to convince the world that the South can only raise cotton. The South will this year receive from the North and West at least \$50,000,000 in actual cash for its fruit and vegeta-

ble crops, and it will be but a very short time before this will be doubled. What fruit-growing has been to California, it is now becoming to the South, and this industry will soon vastly exceed all that has ever been anticipated for California as a fruit-producing region. If there is any country in the world which is not confined to one crop it is the South. No other region under the sun has such a multiplicity of advantages for diversified agriculture, stretching from every line of production, from that of the tropical region to that of the temperate.

A DISPATCH from Sacramento, Cal., says: "Fruit shippers in this section advise all growers not to make any shipments of peaches East this year, but instead to dry them and to sell to the best advantage to canners." The leading shipper here says;

"The refusal to handle peaches at Eastern markets is owing to the enormous crop in Georgia, Maryland, Delaware and New Jersey. Georgia peaches are now coming in in immense quantities and reach New York and Chicago in better condition than California peaches. Again, the freight from Georgia to Chicago is fifty-seven cents a hundred, while from California it is \$1.25. These things make it almost impossible to ship peaches East at a profit, when there is a good crop in the Atlantic States, as there is this year."

Such is the unfortunate condition in which the California fruit growers find themselves. Three thousand miles away from a market, there is not much chance of their competing with fruit growing in the South. Taking the central South, such as Georgia, Alabama and the Carolinas, where fruit growing is making such rapid progress, and there is scarcely a point in these States that is not within twenty four hours' railroad travel of Chicago on one side and New York and Boston on the other. This gives about three-fourths of the population of the United States within a territory that can be supplied with fruit from the South.

The advantage of this position can be readily appreciated.*

IN the article on "Booms West and South" in this issue, the sentence "In evidence of the ubiquity of the optimist when town lots are ripe," the printer changed "ubiquity" to "iniquity," but it was fortunately detected in the final proof. Still the printers's way of looking at it may be correct in the estimation of some people. That printer had probably invested in "ripe town lots."

MR. C. B. HOWARD, of the Flint River Hardware Co., of Clark's Mill, Ga., recently wrote a letter, which was published in the SOUTHERN STATES, pointing out some of the attractions of that section. Mr. Howard has been so overwhelmed with letters from other sections, that he attempts to reply to them through this issue of the SOUTHERN STATES. In writing to the editor, he says:

"I think it would pay every Southern State to subscribe for a thousand copies of the SOUTHERN STATES and get you to distribute them where they would do the most good. I shall call the attention of the Georgia Legislature to the suggestion as a business move."

Mr. Howard proves by this that he is unquestionably a very level-headed man.

A RECENT shipment of 500 crates of Alexander peaches from the Cycloneta farm, on the Georgia Southern & Florida Railroad, sold at \$5 per crate, each crate containing about three pecks. There are about 42,000 peach trees on this farm, and Mr. W. B. Sparks, of the Macon Construction Co., which owns the property, has refused \$1 net per crate for the peaches as they hang on the trees. The crop on the Elberta peach farm in Houston county, on the line of the same road, has been sold for \$20,000. This farm has about the same number of trees as the Cycloneta farm, and is also owned by Macon people.



IMMIGRATION NOTES.

Looking for New Homes.

Under the heading, "Looking for New Homes," the Kansas City Star gives an interesting account of the last harvest excursion run by the Western roads to the South. The Star says:

"Not since the days of the real estate boom has so much legitimate passenger traffic been handled at Kansas City. All of the trains from the East and North came in yesterday and this morning heavily loaded. Extra cars were attached to the trains, yet many of the passengers were compelled to stand in the aisles. The depot was crowded with people all day yesterday, and this morning there was not sufficient seats in all of the commodious waiting-rooms to accommodate the travelers waiting to take trains to the South. It looks like old times. We have not seen crowds such as we had yesterday and to-day for years, except possibly during the fall festivities.

"The majority of the travelers are home-seekers from Illinois, Indiana, Iowa and Nebraska, on their way to Southwest Missouri, Texas and other Southern points. They are a prosperous and contented-looking class of people, and appear to have sufficient money to start themselves comfortably in the new country they are seeking. The greatest immigration has been from Nebraska. The drouth in that State has caused many people to leave, and Missouri and other Southern States are reaping the advantage."

This simply illustrates how rapidly people are beginning to move South. There is a great future for every attractive section of the South which will work to secure a fair share of this population. Every locality in the South should be at work seeking to make known its attractions and to draw to it some of these thousands who are coming from the Northwest. The SOUTHERN STATES is in constant receipt of letters asking for information as to the

most desirable localities for settlers, for investment purposes and for fruit and truck growing. Those who want to reach the great Northwest, from which so many thousands are coming, can do so through the SOUTHERN STATES better than in any other possible way.

Buying Land for Colonization.

Mr. James W. Tufts, of Boston, who has purchased 5000 acres of land near Southern Pines, N. C., for colonization purposes, writes to the SOUTHERN STATES that this land was purchased with a view to establishing modest, well-built, winter homes, as well as permanent homes for persons of moderate means. Mr. Tufts expects to have furnished houses, which he thinks can be profitably rented at such prices as will attract desirable tenants, and in connection with this he will clear land for vineyards or orchards, which can be sold or rented to settlers. The land is now being surveyed, and bids are being invited for forty or fifty houses to be ready for occupancy this winter.

Wants to Come South.

Mr. Frank S. Morey, proprietor Western Kansas Nursery, Ness City, Kansas, writes to the SOUTHERN STATES: "I have been trying for some time to move some families to the South, but it is a difficult matter to decide where to go. I am most favorably impressed with Eastern Tennessee and Central and Western North Carolina, and wish information about them."

"A Land of Pure Delight."

Major G. W. McGinniss, of the Land Department of the Yazoo & Mississippi Valley Railway Co., in an interesting interview in the Memphis Appeal Avalanche, gives many facts regarding the success of the colonists who have settled along the line of this road. Most of these people have come from Ohio, Indiana, Illinois, Michigan, Iowa, Nebraska and Dakota.

They are planting a diversity of crops, consisting of corn, wheat, oats, potatoes, clover and other grasses. Very few of them are giving their attention to cotton. In reply to a question as to whether he found any trouble growing out of former political conditions in inducing people to come South, Mr. McGinniss said:

"No. Of all the revelations that this occupation has made to me, this has been the most surprising of all. I had supposed that there existed in the North a considerable amount of political feeling against the South, and when I went away to engage in this business I supposed that that question would more often be pressed and urged upon me than any other. But now, after six months of continual travel from place to place and association with people, I am glad to say that in all that time and among all those people there has been but one man that offered that as a reason why Northern people ought not and should not come South to make their homes, and any idea that I ever had that such a feeling existed in the hearts of the people of the North is entirely gone. Among my staunch friends and supporters in my work everywhere have been the old Federal soldiers that are, to a man, filled with kindness and affection for this country and this people.

Referring to the magnitude of this southward movement of population Mr. McGinniss added:

"The whole North is filled with the idea that the future lies in the South. Chauncey Depew, in his address to the graduating class at Vanderbilt University a few days ago expressed the opinion of the North when he said that the opportunities of the present generation lay in the South. The newspapers of the North are everywhere filled with like sentiments. The people up North seem to feel that it is a service they are doing humanity, to make known the advantages of this country to mankind. The movement is now young, but the North and Northwest are practically out of the question. The tide of immigration is turned from that direction and is and will continue to flow Southward with constantly increasing momentum. Whole districts in the Dakotas and Nebraska and some parts of Iowa would be deserted if the impoverished people now occupying

them had the means with which to get away. They have been swept by storms, burned by droughts and eaten up by grasshoppers, scorched with hot winds and devastated by cyclones so that the lives of the people there are considered hopeless. Now that those people know that there is a land where storms and cyclones and drouth and frost and grasshoppers do not visit, they will come, and in view of the fact that people there have suffered such manifold misfortunes, the great tide that has been for years flowing from the Eastern and Middle States will no longer flow in that direction but will find its way to sunny Dixie, from whence no call ever went for bread or fuel, or seed, and where, instead of drouth, the average rainfall has been 54.20 inches per year for twenty-two years.

"Where January is the coldest month of the year, with an average temperature of thirty-seven degrees, or five degrees above the freezing point, and August the warmest month, with eighty-one degrees; where men can work out of doors the year round, and not freeze with the cold or die with the heat, nor perish by the blizzard." The colonel walked away humming "There Is a Land of Pure Delight."

What the Illinois Central Is Doing.

In a recent interview Mr. George C. Power, Industrial Commissioner of the Illinois Central Railroad, said:

"Two years ago the Illinois Central conceived the idea of making an effort to induce immigration direct from foreign countries, and so had published, in six languages, comprehensive pamphlets, telling of the Yazoo and Mississippi valley lands, and giving a general description of the country. Agents were placed in England, Germany, France, Flanders, Norway and Sweden, each supplied with abundant descriptive matter concerning the South. As a result of this move on the part of the Illinois Central over 100 families have come direct from these countries and settled in the South. There is one Flemish colony at Marigold, La., a Swedish colony at Woodville, and there are many families settled elsewhere.

"Heretofore," said Mr. Power, "on account of the activity manifested by the people and the railroads of the Northwest

these foreigners, immediately upon their arrival at Castle Garden, have been enticed off to the Northwest, and the South has made very little effort to get them. The Illinois Central, however, has begun this business, and the prospects are that we will have hundreds of colonies coming South during the next few months. The Illinois Central not only has men placed in Europe, but in New York, and at the landing places in this country agents of the company are on hand and assist the strangers in getting the run of the country. This movement on the part of the Illinois Central promises to assume very large proportions, as the people of Europe, not accustomed to such inducements as are being offered them, are taking advantage of the opportunity to get homes in a new country.

"In the Northwest there are thousands of the most disgusted foreigners you ever saw. They were induced to settle there, and have for two years in succession had crop failures, which have very much discouraged them. If there is another failure in the crops West, as there now seems every prospect, the South will have emptied into it thousands of these deluded foreigners, who will get out of the North at any cost. They are even now turning their eyes towards the South and many of them are making their arrangements to come as soon as possible.

"Mr. Power says that the West has been contributing large sums of money to be used for the purpose of inducing these people there, and if the South would take a similar step it would be of great advantage. As it is, the Illinois Central is undertaking the enterprise without any outside assistance."

HENRY MARTIN from Leona, Kansas, representing twenty families has been seeking Southern location for the colony, and has decided to locate them at Gillett, Ark. Mr. T. H. Leslie, of Gillett, has been instrumental in attracting them to that section.

Hollanders Looking South.

Mr. J. F. Beijssens, of Rotterdam, Holland, an agent of an association which proposes to locate about 5000 Hollanders in this country, has been investigating in Maryland and other States with a view to

finding a tract of about 30,000 acres of land suitable for the needs of the proposed colony. Mr. Beijssens has been through the West, but finding nothing that met his views in that section and preferring the Eastern country, is looking through Maryland and adjoining States.

The Soldiers' Colony.

The Soldiers' Colony, composed of about 10,000 families, which is to be located in Georgia through the combined work of ex-Governor Northen, of Atlanta, and Mr. P. H. Fitzgerald, of Indianapolis, is now arranging to close up the purchase of 113,000 acres of land in South Georgia. The first payment on this land will, the SOUTHERN STATES is informed, be made during the present month. As recently stated in the SOUTHERN STATES, only about one-third of the families who are members of the proposed colony are Grand Army people. This colony, originally projected in the interest of Grand Army men, has broadened out to include all classes and is composed of many active, progressive young men from all the Western and Northwestern States. It is one of the greatest colonization movements ever made in this country.

MR. J. L. GIRTON, of Winchester, Tenn., writes to the SOUTHERN STATES that the Tennessee Land, Mining & Railway Co., has been organized as a mutual co-operative colony enterprise. Land will be sold to colonists in five, ten and twenty-acre lots. The level table lands on the mountains are to be devoted entirely to fruit and vegetables, and to gardening purposes. It is intended that the fruit and vegetables shall not be shipped away, but canned or evaporated on the spot. It is also proposed that a special department of colony work shall be given to raising garden and flower seeds for sale. As the company has large tracts of coal land, it is intended that coal mining shall furnish a part of the operations of the company. Mr. Girton states that the company has upwards of 100,000 acres of land, on which there are vast tracts of fine timber, and that this will also be developed by members of the colony. It is the intention of those having the matter in charge to bind the colonists to the full

utilization of all the raw material within the boundaries of the property, in order that no raw material shall be shipped away, but that everything shall be manufactured or developed by the settlers themselves. In his letter he adds: "People who favor free schools and churches are invited. No drones, speculators or saloonkeepers need apply. We do not want them, neither will we have them." If this company can carry out all that Mr. Girton has outlined it will be a novel undertaking.

THE North Alabama Industrial & Colonization Co., of Gadsden, Ala., anticipates having a number of people from South Dakota and Ohio in Gadsden during July. Two different colonies are being formed, and there is a probability of some purchases being made by these people.

ARRANGEMENTS are being made by a Scandinavian immigration agent to take about sixty families from South Dakota to some point near Beeville, Texas. A number of Norwegian prospectors from South Minnesota have also been in that section looking for locations.

THE eighteenth monthly excursion given by the Immigration Department of the Chesapeake & Ohio Railroad took to Norfolk twenty Western farmers from Michigan, Indiana and Canada prospecting for homes. These people were met by a dozen or more recent settlers who had come from the West and were shown the attractions of the country surrounding Norfolk.

MESSRS. MANLY & HUSSEY, of Richmond, Ind., are looking for a good healthy location at which to establish a colony of about 100 families. Messrs. Manly & Hussey say that these people have means to locate and to improve each a 100 or 200 acre farm. They want to be on the line of railroad and where good water is abundant.

Two hundred German farmers living in Cullman county, Ala., have sent a lengthy letter addressed to farmers in the North-west and West, giving a description of Alabama and urging the desirability of German immigration to that State. The German settlers in Cullman county have been notably successful, and their pros-

perity causes them to desire that their fellow countrymen should come to the same favored land.

MR. MARION A. FELL, of Garner, Iowa, has purchased 4000 acres of land near Orange, Texas, and expects to settle this property with about 1000 people from Iowa. Mr. Fell expects to sell the land in five-acre tracts, and to every purchaser who will plant five acres in peaches, pears, plums and other fruits he will, it is said, give five acres more free. Surveyors are at work laying out the property, and active development is expected.

THE Birmingham Commercial Club recently passed a resolution suggesting that Hon. H. D. Lane, Commissioner of Agriculture for the State, should be well provided with suitable advertising matter and literature setting forth the advantages of Alabama, and then furnished a sufficient number of assistants to warrant a thorough canvass of the North and West, including Ohio, Pennsylvania, New York, New Jersey, Indiana, Illinois, Michigan and Wisconsin, in behalf of bringing settlers to Alabama. The Commercial Club also urged that the Governor of Alabama be requested to issue a public invitation to homeseekers and manufacturers to be distributed by Mr. Lane and his associates, extending a hearty welcome to all good and worthy citizens "to come to Alabama and aid in the development of the endless resources of that State."

THE Alvin, Texas, Democrat reports that a number of Hollanders from Michigan, Iowa, Minnesota, South Dakota, and Kansas, have purchased from the Texas Colonization Co., of Omaha, Neb., an aggregate of 3440 acres made up of individual purchases running from eighty to 640 acres each. All of these people except one are practical farmers.

MR. W. J. FRENCH, of Iowa, has recently been in Fort Worth working up immigration matters, and in an interview stated that it is surprising to one unacquainted with the conditions to note what an interest is manifested in Iowa in regard to Texas. Mr. French said: "A couple of months ago I brought down several good substantial Danish farmers. They came here expecting to see a country inferior in

resources to Iowa, but after spending a week traveling over Texas they went home convinced that there was no land in Iowa that would compare in productiveness with what they had seen in Texas. As a result of their reports a heavy exodus of Danes, as well as many others, is expected from their locality in Iowa."

HON. W. J. NORTEN, of Atlanta, informs the SOUTHERN STATES that he is now negotiating with a colony of 2500 or more Ohio people. They require for their purposes a water-power of from 4000 to 5000 horse-power and adjacent to and immediately surrounding it from 20,000 to 30,000 acres of land for the building of a town and for farm purposes.

MESSRS. JOS. STOVER, S. A. and R. A. Stuckey, of Wichita, Kan., have been in Gillett, Ark., recently looking around with a view to investment or settlement. Several homeseekers from Kansas, Iowa and Nebraska have also been in the same locality. Mr. J. H. Sego, of Sioux City, Ia., is reported as investing in land near Gillett.

MESSRS. LIVINGSTONE & SHEEN, of West Palm Beach, Fla., have sold 700 acres of land to J. H. Jones, of Providence, R. I., Frand Kidder, of Des Moines, Ia., Paul

Jacobs, of Brooklyn, N. Y., and others. This land will be cut up into five-acre lots, all of which will have a water frontage, some on the canal and others on New river. Efforts will be made to colonize the property at once and to encourage the cultivation of vegetables.

THE West Granby Street Land Company has been incorporated at Norfolk, Va., with a capital stock of \$10,000. The amount of real estate held shall not be more than 5000 acres. The officers for the first year are M. L. T. Davis, president; N. Beaman, treasurer; T. S. Southgate, secretary. The above officers, with Alfred Von Nyvenheim, R. P. Waller, L. Clay Kilby and John Turner, compose the board of directors.

MR. W. C. DAMON and Mr. Jewett Allen have purchased over 1000 acres of Valley river lands in Cherokee county, N. C., and will colonize the property this summer with a high-class of Scandinavian immigrants. This region, as is generally known to the readers of the SOUTHERN STATES, is one of the most picturesque and fertile in the mountain district of North Carolina. It is an extremely desirable section for Scandinavians, many of whom have been accustomed to a mountainous country in their old homes.

REAL ESTATE NOTES.

Wants Big Tract of Land.

The SOUTHERN STATES magazine is in receipt of an inquiry for a tract of land of from 300,000 to 500,000 acres suitable for colonization, on which an option can be obtained for purchase at a reasonable price after investigation.

Increasing Demand for Southern Farm Lands.

One of the most noticeable features of the business interests of the country is the purchase of land in the South for colonization purposes. Almost every day brings a report of some new transaction of this character. Sales are being made in tracts of from 1000 acres up, and in one case to 100,000 acres, while prospective purchasers are now looking for from 300,000 to 500,000 acres in one tract. These sales are mainly to Northern and Western men who have for years made a business of colonization work. They have established connections throughout this country and Europe for securing settlers, and are now preparing to turn to Southern emigration work the "plant," if it may be so called, of experience and influence gained by many years of an active part in the settlement of the West. Many of the railroad officials and the private individuals who made the most noted successes in the Northwest are now operating in the South or preparing to come to this section. These men are buying tracts of land at moderate prices and cutting them up into small farms, and are now getting ready to bring colonies of from half a dozen families to a hundred or more. In some cases the work is being carried out on a much more extensive scale. During the last thirty days the sales of land for such purposes have aggregated probably nearly 100,000 acres, not including any of the deals previously mentioned. The effect of such a movement as this upon Southern farm values can readily be

appreciated. The immigration of thousands and tens of thousands of settlers within the next year or two must necessarily have a marked influence upon all Southern interests.

Want Southern Land.

Messrs. Manley & Hussey, of Richmond, Ind., in a letter to the SOUTHERN STATES, say:

"We are making a careful investigation of all the information we can get concerning good locations in the South for a colony of not less than 100 families. So far we are most favorable to Georgia, West Florida, Tennessee and Southeast Texas. We want from 30,000 to 40,000 acres in one body, which must be good land for grain and fruit, and in a healthy locality with railroad facilities. We wish to make selection by September 1st so as to move this fall. As soon as we find the right place we will close the deal and take possession of the property."

Buying Florida Land.

A dispatch from Orlando, Fla., states that Mr. Willis W. Russell, of Cincinnati, has purchased an aggregate of 112,000 acres of Florida land. Of this land the expert's report shows that about 78,000 acres is muck land, most of the remainder being pine land of fair quality. This land is located between the Indian river and the head of the St. John's. It is anticipated that the property will be opened up by the construction of a canal from the sawgrass or muck lands eastward to the Sebastian.

An Iowa Colony for Louisiana.

Mr. Marion A. Fell, operator in real estate, Garner, Iowa, in a letter to the SOUTHERN STATES, says:

"I have purchased 5000 acres of land in Calcasieu county, La., on the line between that State and Texas, to be colonized with

fruit growers. As soon as the fruit industry is developed enough to warrant it, an extensive canning factory will be erected on the ground. We have begun operations by clearing land and building houses, which will be sold to small fruit growers or farmers on the instalment plan, by their making a small payment down, or will be leased to them on condition that they raise a certain amount of fruits each year, to be sold at the market price to the canning company."

Theory of the Boom.

A writer in the *U. S. Investor*, of Boston, in discussing real estate booms, presents some new arguments in favor of the boom and the legitimate boomer. He says:

"Nothing could be of more importance to real estate men than a correct knowledge of the philosophy of booms. The world is wont to regard them as ephemeral phenomena, a mere extravagance, usually disastrous in the long run to nearly everybody concerned with them. On the contrary, I am of the opinion that a widespread and persistent boom town epidemic is an infallible symptom of enormous natural wealth, peculiar commercial advantages, and extensive possibilities in the direction of industrial development.

"No one ever heard of a poor country having a boom, a country destitute of natural advantages or but moderately possessed of them. After the war the enormous energies of the North, energies which had been evolved by the great struggle, poured into the undeveloped West, and there ensued what might be called a new discovery of its incalculable wealth. The result was that men went wild over the unimagined, the boundless possibilities of growth and increment, which, in the succeeding twenty-five years, nearly doubled the wealth and population of the country.

"From this excess of enthusiasm arose the boom. Men clearly saw the vision of coming empire, and rushed on to the intoxicating realization of wealth and power, impatient of the slower operation of those natural laws which govern the march of all human events.

"The South has in more recent years been simply repeating the history of the West, and its town booms are a sure sign

that in ways quite as numerous and important as the West could ever boast, nature has endowed her picturesque hills, her sublime mountains and beautiful valleys with inexhaustible treasures and splendid possibilities which will eventuate in results fully as remarkable as those which have transformed the Mississippi valley into a paradise.

"The boom, especially this feature which takes the form of new town development, may be wild and extravagant, may for the time being strew the country with disasters, may give opportunity to unscrupulous adventurers, but at the same time it articulates an instinctive consciousness of the potentialities of the section to which it belongs. And the section thus bountifully blessed must be a wide one as well as a very rich one, else the boom would never germinate.

"This instinctive persuasion of an extraordinary natural endowment, whether of mineral wealth, or of soil, or of climate, or of geographical position, or of a combination of these advantages, and the great future which they imply, gradually takes possession of a whole people, and accumulates in them for years like electricity in a storage battery, or in a cloud, until finally, some bold spirit, breaking away from time-worn conventionalities and hoary conservatisms, some courageous Franklin bent on untried and perhaps perilous adventure, furnishes the crude conductor, and immediately the pent-up energies of a generation flash forth in astounding manifestations.

"Through lack of knowledge and experience the first energy is often largely wasted, but its sources remain intact, and after recovery from the initial misdirection, with its inevitable disasters, it will pour forth in well-appointed channels and accomplish all the ends of enlightened progress and advancing civilization, creating new worlds within this wonderful old one, building a home for new nations, and opening wide the doors of a new era.

"The men who organized these initial industrial movements in the West and South are really the greatest benefactors the country has ever had, and they do not receive the credit which is justly due them. They have blazed the way into a new world. Their own life blood often marks the road.

They fall and are forgotten. But despite all the appearance of failure, their hands have planted the beginnings of that great industrial development which has made our country the wonder of two hemispheres.

"I draw a distinction, however, between the true pioneer and the professional boomer. The latter is of little or no value. The former is priceless. A moment's thought will show the difference. Your boomer is a vampire, and when he can suck no more he will take wing in search of other victims. On the contrary, your pioneer will fight out the long battle of adversity like a hero, with far more courage and persistence, with more of the heroic instinct than the soldier possesses who, under the wild impulse of battle, charges for a few brief moments to the cannon's mouth or the bristling redoubt.

"If our premises are correct, it is the part of wisdom to take note of that section which has had a big boom, no matter how ugly the subsequent collapse may have been. It is certain to rise again, and the fortunate man will be the owner of the properties or the favorite of the opportunities which this second, this reactionary growth will develop. The most promising section of the whole country is that which has had the latest and the biggest boom."

CAPT. P. S. JONES, Western immigration agent of the Louisville & Nashville Railroad, has recently effected the sale of 8000 acres of land in Shilton county, Ala., and since then in connection with Mr. W. H. Merritt, of Clanton, Ala., has sold additional property, bringing the total acreage sold up to 20,000 acres. It is intended to lay this property off in farm lots and colonize it with Northwestern farmers—four or five hundred families being expected to locate here in the early future.

MR. J. W. ECKFORD, real estate agent, Aberdeen, Miss., in a letter to the SOUTHERN STATES says:

"Thousands of Western men have been attracted to this immediate section of Mississippi. It is estimated that they have bought about 20,000 acres in the past twelve months in this county (Monroe) and price paid estimated at from \$2.50 to \$20 per acre. We have all kinds of soil here from black prairie to sandy with clay foundation."

THE Bay St. Louis Land & Improvement Co. has recently been organized at Bay St. Louis, La. This company has purchased 700 acres of land on the Louisville & Nashville road. The property will be divided up into small tracts of about two and a-quarter-acre lots, with streets at regular distances, intersected by avenues forty feet wide. All lots will be in easy access of the railroad and within about ten minutes' drive to the nearest station.

COL. JAMES B. MERRILL, of Edwadsville, Ala., and Mr. R. L. Spencer, of Tallapoosa, Ga., and others have recently established the town of Fruithurst in Cleburne county, Ala. The Alabama Fruit-Growing & Winery Association, composed of these gentlemen, has purchased 20,000 acres of land in that section, 500 of which have been laid off for the town and the remainder divided into five and ten acre tracts to be sold for vineyards. The company has already set to vines and fruits, 350 acres, and expects to have 2500 acres set out by another winter. It is proposed to run a monthly excursion from the Northwest, starting from Chicago. A fifty-room hotel called the Fruithurst Inn is now being constructed, and there is said to be considerable activity in the building of dwelling houses. The managers of this enterprise are reported as having in view the purchase of at least 100,000 acres of additional land to be developed for fruit growing.

MR. J. H. PASCHAL, of the Forest City Land Company of Arkansas, which owns 40,000 acres of land in Arkansas and Louisiana, has recently received several offers for a portion of it, and has had one offer from Colorado for the entire tract at \$3.50 per acre, or about \$40,000; whereas the original cost was \$1.25.

MR. A. T. STEWART, a real estate agent, Ream's Station, Dinwiddle county, Va., writes the SOUTHERN STATES that he has received a request from some Cleveland people to secure for them 10,000 acres of land in one tract for the purpose of establishing a colony from Ohio, Indiana and Michigan. The prospective buyers, he says, are wealthy and will pay cash for the land.

GENERAL NOTES.

Village Farms and Colony Development.

In an editorial in the June number of the SOUTHERN STATES there was a brief mention of the village farm system of Utah. The power and the advantages of this system are described in an interesting article entitled "The Conquest of Arid America," by William E. Smythe, in the June Century. The purpose of the article is to show what can be accomplished in the arid regions of the West by irrigation. The results claimed are possible in the South without irrigation, and the South may with profit study the theories and methods that have prevailed in the development of these areas of reclaimed desert. The following is condensed from the Century article:

"The experience of the people of Utah over a period of more than forty years furnishes the best available light for the problems of the arid region as a whole. This is due to a combination of important circumstances. First, it is not the experience of a few individuals, or of a single colony, but of a whole people. Furthermore, it is not limited to agriculture, but illustrates in a much larger way the development of a commonwealth.

"On July 14, 1847, President Young and his fellow-pioneers passed through the picturesque outlet of Emigration Canon into the valley of the Great Salt Lake. Utah was then Mexican soil, and the leader believed he could found whatever character of institutions should suit him and his people.

"He knew that his power, to be enduring, must rest upon something material and tangible; and this something he discerned to be the prosperity of the people themselves. Brigham Young was an organizer of prosperity. This was the real source of his strength. He did not aim at mere temporary prosperity. On the contrary, he fought everything that tended to

that end, going to the length of actually forbidding the opening of the rich mines in the mountains near at hand, because he abhorred the spirit of speculation. He chose for the corner-stone of his State the principle of industrialism; and that principle lies there yet, at the base of a noble edifice of economic fact, reared by human toil, and held firmly in place by the average prosperity of all who had part in its building.

"The most important principle of his commonwealth, was the division of land into small holdings. Closely related to this is the other twin factor in Mormon prosperity—the diversification of farm products to the last degree.

"Brigham Young taught the people that no man should own more land than he could cultivate to its highest point by his own and his family's labor, and that no man should go to a store for any article of food or clothing that could be profitably produced on his own small farm.

"And here is the first great lesson which the Mormon people can teach to the world. The time has come when the world is willing to listen eagerly to the man or people who can demonstrate how it is possible for an indefinite number to gain a generous living by honest labor, not as servants, but as masters. Employment, however good the wages and certain the tenure, is in its last analysis a form of servitude. Proprietorship, however severe the original hardships and however prolonged the struggle, is sovereignty. The hired president of the greatest railroad system is a servant. The proprietor of twenty unmortgaged acres, planned with a view to the production of nearly all that is consumed, and insured against failure by the irrigation canal, is a sovereign. He realizes independence in its best and truest sense; for industrial independence comes nearer to the hearthstone of every man

who loves his family than does independence of pope and king.

"What are the financial results of this policy of home industry, beginning with the small diversified farm and leading up to stores, factories and banks? The policy has been in force for more than forty years. This is long enough for a fair test of the principle.

EXPENDITURES OF THE MORMON CHURCH.

"At the writer's request, Mr. A. Milton Musser, historian of the Church of Jesus Christ of Latter Day Saints, has made for the benefit of the readers of *The Century* a careful calculation. It should be understood that whatever the Mormon people possess came primarily from the soil. They had virtually no capital to begin on. As a rule, their recruits were drawn from classes very poor in worldly goods. They toiled across the plains and mountains with incredible hardihood and persistence. Arriving in Utah, they found themselves face to face with the untried conditions of the virgin desert. They had no assets except their labor and their leader. Every expenditure of the last forty years, for all classes of improvements, from the first shanty to the last turret of the last temple, came from the soil. So also the capital for stores, factories and banks, and for the bands of missionaries who have gone to the uttermost parts of the earth. Nothing was won by speculation on borrowed capital. All is the fruit of honorable toil, expended upon raw materials provided by nature, but adapted by man. The historian's figures of the expenditures of the last forty years, calculated upon the basis of an average population of 120,000, distributed on ten thousand farms, as well as in cities and towns, are as follows:

Cost of establishing the 10,000 farms (\$187.50 per farm per annum).....	\$75,000,000
Cost of making irrigation canals and ditches (\$37.50 per farm per annum).....	15,000,000
Cost of irrigating 10,000 farms and gardens (\$24.00 each per annum).....	9,600,000
Building factories.....	5,000,000
Building temples.....	8,000,000
Building churches and schools ..	4,000,000
Cost of missionary work.....	10,000,000
Cost of immigrating and sustaining the poor.....	8,000,000
Living of the farmers (\$875 to each family per annum)	350,000,000
Cost of roads and bridges in mountains and valleys.....	4,000,000
Cost of Indian wars, building forts, stockades, breaking up settlements, etc.....	5,000,000
Cost of feeding and clothing Indians and establishing Indian missions, farms, schools, etc.....	2,000,000

Cost of resisting the invasion of the army of 1857, and of the people of Salt Lake county and the counties north moving south into middle and southern Utah....	6,000,000
Loss sustained by crickets, locusts and grasshoppers.....	2,500,000
Unsuccessful early experiments in making iron, sugar, paper, nails, leather, cotton raising, mining, etc.....	6,000,000
Cost of defense against anti-polygamy legislation believed to be unconstitutional..	3,000,000
Heavy freight rates from the Missouri river and the Pacific coast before the railroads	8,000,000
Cost of establishing the overland mail and express company, purchase of Fort Bridger, and establishment of Fort Supply, abandoned and afterward absorbed by the army of 1857.....	2,000,000
Protecting overland travel, succoring and feeding, California, Oregon and other emigrants	1,500,000
Cost of colonizing Carson and Green River counties, abandoned because of the army of 1857	2,000,000
Cost of establishing colonies on Salmon river, in Lower California, and the sugar plantation near Honolulu.....	1,500,000
Cost of local telegraph and railroad lines.	3,000,000
Cost of obtaining fuel and building and fencing materials from the rugged mountains and canons many miles away.....	10,000,000
Cost of making settlements on the Muddy, Call's Landing, Florence, Sunset and other localities, afterward abandoned because of adverse conditions subsequently developed	1,000,000
Losses by fire (\$20,000 per annum)	800,000
Taxes	8,000,000
Miscellaneous expenditures.....	12,000,000
	<u>\$562,900,000</u>
Less the personal property brought into Utah by immigrants, such as cattle, wagons, cash, etc.....	20,000,000
	<u>\$542,900,000</u>

"In his note transmitting these figures Mr. Musser writes: 'The inclosed has been submitted to the inspection of Presidents Woodruff, Cannon and Smith, and Bishops Preston, Burton and Winder, as well as to others conversant with such matters. All agree that the estimates are as fair as they can be given.'

"But while these elaborate figures tell the story of the prosperity of the commonwealth, their true significance may be better studied when they are brought down to the basis of the individual family. The census shows that only 5 per cent. of all the American people have any proprietary interest in the land on which they dwell, while 90 per cent. of the Mormon people are owners or heirs of the soil. Still further, the figures presented by the historian show that the average gross income of the Mormon farmer over a period of forty years has been \$1357.25, or \$482.25 above the cost of his living expenses. It is to be seriously doubted whether any other people on the face of the earth can make such a showing.

"Brigham Young sought to found his

prosperity not only on industrial ethics, but also upon the happiness of the people. He would not tolerate idleness, and the walls of cobblestones still standing in the older portions of Salt Lake City were invented that the church might pay for the labor of men who would otherwise have been temporarily supported by charity. As a means of furnishing entertainment, various diversions were planned, including the Saturday-night dance, led by the bishops of the wards. The leader's wisdom is almost as clearly exhibited in his social scheme as in his plan of industry. The central idea in it was the farm-village. A village site, generally a half-mile square, is selected in the midst of a tract of five or six thousand acres to be colonized. In Utah there are many small valleys between the towering mountains, and the village site is generally located near the centre of the valley, and near the river from which the water is diverted into canals on each side at a sufficient elevation to command the irrigable lands. The half a square mile is then laid out into blocks of four acres, with broad avenues between, and the blocks are divided into lots of an acre each. On these acre lots the farmers have their homes. Here also are their commodious barns. Here they have their poultry and swine, while considerable space is devoted to a market-garden. The farmer then has his farm on the outlying lands, which are divided into lots ranging from two acres up to twenty acres. There are scores of villages of this sort; but, for the purpose of illustration, Huntsville, in the Ogden valley, has been selected.

"From the public park in the centre to the farthest outlying farm is only two and a-half miles. Most farmers traverse a much shorter distance to reach the farm from their homes. On the other hand, the women and children enjoy the important advantage of having near neighbors, while the church, school-house, stores and post-office are near at hand. Under this system the advantages of town life are blended to a very considerable degree with the charms of rural existence. It is a system full of delightful possibilities. The Mormons have realized its substantial advantages in neighborhood association; but their model will be much improved upon by many colonies of more recent establish-

ment. Farm life under the old conditions has involved isolation. The hunger for human sympathy and company has driven thousands from the country to the cities already overcrowded. This factor is responsible for many a social tragedy, as well as for the problems which have arisen in congested city populations. There is no reason why farm villages patterned after those of Utah should not have a social life and an outward beauty quite as pleasing as, for instance, the suburbs of Boston. There the architecture seems almost uniformly pleasing. Attractive lawns, with trees, vines and flowers are everywhere. People of small means will be able to surround themselves with similar advantages in the farm villages of the arid region, while realizing all the benefits of independence and equality inseparable from the industrial scheme of irrigation. This is due merely to the taste of individuals. Men acquired whatever amount of land they thought necessary for their support, and many of them preferred a very few acres.

"It will be seen that the farm-village had an important part in Brigham Young's plan of making the people contented after they had first been made prosperous. In a day's drive of seventy miles the writer recently passed through portions of twenty of these settlements, including Huntsville. This fact furnishes a good idea of the density of the population in Northern Utah."

Prosperous Outlook in Arkansas.

T. H. Leslie, vice-president of the Stuttgart & Arkansas River Railroad and the Pine Bluff & Eastern Railroad, writing from Gillett, Ark., to the *SOUTHERN STATES* magazine, says:

"Our railroad business has been on the increase for the last year. It has increased at least 20 per cent. in that time, and we fully expect an increase of 40 to 50 per cent. in the next year.

"The Grand Prairie region of Arkansas has suffered but little by the general depression. Some little immigration has been coming in at all times, but the last year it has been very satisfactory. We have just completed a six-mile extension of our Stuttgart & Arkansas River Railroad, and contemplate a twelve-mile extension on the other road in the next four

months. I consider the business prospects of Arkansas, and especially this section, very promising in the near future. In my fifteen years' residence here I have never seen anything to compare with the outlook. Fruits are splendid, and all crops promise a large yield. Our saw mills have all the orders they can fill for months. Farm lands have nearly doubled in value in the last year. We only hope all sections of our great country have the bright prospects we have for the coming year, and it will become a great irresistible wave of prosperity throughout the land."

Abundant Crops Promise Great Prosperity.

Mr. Herman Stricker, Jr., of Lott, Texas, writes: "Our crops in this district are splendid. Cotton crop is about 20 per cent. less in acreage, but will make a good yield unless the constant wet weather starts the worms. Corn crop is a grand success. The people will not know what to do with it. No settler here remembers when it was ever better. There is also a great increase over last year's acreage. Oat crop is a bountiful one, but after being harvested has been damaged by rains, which will cause mildew before it can be housed. Fruit crop is very good. Melons are fine and large. Wheat is not much raised here. Sorghum is fine. Grass! Well, there is no end of grass if it would only stay on the prairie, but the farmers are having a hard tussel to clean it out from crops, as the rains are a great drawback. The price of cattle is up and everybody is happy."

A New Idea.

Several New Orleans capitalists have become interested in the idea of systematic stock-raising for that market. The projectors of the enterprise have secured an option on a large tract of land extending from the Mississippi river back to the gulf, about sixty miles from the city. The land in question is well situated for the successful operation of a stock range, and it is also well drained and covered with Bermuda grass and other vegetation upon which cattle and hogs subsist. It is proposed to organize a stock company with a capital of from \$5000 to \$10,000, and stock the property with cattle and hogs. Special attention will be paid to the raising of

hogs, for which the land is especially well adapted. The promoters estimate that they can supply the local markets with fresh and cured pork very much more cheaply than it can be brought from the West, as at present. Mr. F. J. Dreyfous is one of the originators of the plan.

Extensive Irrigation Scheme.

Mr. J. A. Kemp, of Wichita Falls, Texas, and others have engineers at work making surveys for a dam across the Wichita river, which will secure a water supply to irrigate the Wichita valley. By the system it is believed that 150,000 acres can be irrigated.

THE blackberry crop of the South is so enormous this year that a number of Northern firms are reported as contemplating establishing berry presses throughout that section. Messrs. Betterton & Co., of Knoxville, have had a number of letters from owners of presses, who have this in view in order to press the juice from the berry for the purpose of selling to Northern manufacturers of wines and liquors.

SOME months ago the SOUTHERN STATES published an article on the value of pecan culture as an industry offering large profits in Texas. The point made by the writer of that article is emphasized by some figures given by Mr. F. A. Swinden, of Brown county. While in Fort Worth recently Mr. Swinden stated that he had 600 acres with 11,000 pecan trees, which he estimates will yield him a net profit this year of \$15,000.

A CORRESPONDENT of the News and Observer, writing from Southern Pines, N. C., reports that that community is busy gathering, packing and shipping peaches, plums, berries and other fruits. The Van Lindley Orchard Co. shipped to New York recently 200 crates of early peaches, which brought from \$2.50 to \$3.25 per crate. Thirty crates shipped to Washington brought \$3 per crate. This company now has 350 acres in orchard. One hundred acres will be cleared and planted this winter. The company owns 1100 acres of land all in one body, which they propose to make one great peach orchard.

TYLER, TEXAS, proposes to let the world know something of what that sec-

tion is doing in the way of fruit-growing by opening the Texas Fruit Palace on July 17th. This will continue until August 1st, and during that period cheap excursion rates will be issued by all the railroads in the Southwest.

A DISPATCH from Henrietta, Tex., states that within a radius of three miles of that town 3000 acres have been planted in watermelons this season. It is estimated that the production will be not less than 75 to 100 trainloads, or from 600 to 1000 carloads. The freight alone will be about \$75,000. These melons are being shipped to Denver, Kansas City, Chicago and St. Louis.

PEACH and pear crops around Pensacola, Fla., are said to be the greatest ever known, and active shipments are being made to Northern markets. Peaches have been going forward for some time, and pears will be shipped liberally during July.

MR. M. L. DE MALHER, of Van Buren, Ark., furnishes to the Little Rock Gazette a very interesting letter, showing the rapid increase of strawberry and potato-raising in that section. During the season 521 carloads of strawberries were shipped from points on the Iron Mountain Railroad, 351 carloads going from the Van Buren district. It is estimated that this represents a total of nearly 5,000,000 quarts. Mr. De Malher figures up the total gross sales at \$422,300, and after allowing for all expenses shows a margin of \$163,805, or a fraction over 80 cents net profit per crate.

It is gratifying to all who have watched the management of the Georgia Southern & Florida Railroad in its effort to develop immigration to know that the transfer of this road to the Southern Railway Co. is not likely to bring about any change in officers. Mr. A. B. Andrews, vice-president of the Southern Railway, when in Macon lately, stated that there would be no change and that the men who are now operating the road would be continued. It is to be hoped that Mr. Andrews' views will be carried out, for Mr. Sparks and his associates have been remarkably successful in their work of encouraging

immigration and the development of diversified farming interests.

ABOUT 350 acres of land adjacent to Hefflin, Ala., has been cleared of timber and planted in grapes, over 100 different varieties being represented. Several acres have also been planted in other kinds of fruits.

DR. CYRUS R. TEED, the head of a religious sect known as Koresh, is, it is stated, arranging to take a large party from Western Pennsylvania to Estero, Fla., with a view to starting a communistic colony on the co-operative plan. It is claimed that Dr. Teed has purchased sufficient land to accommodate 10,000 people, and that he anticipates having this many in one year. Other than this report the SOUTHERN STATES has not been able to learn anything on this subject.

CORRESPONDENCE.

Diversifying Crops in Florida.

Editor Southern States:

Pineapple raising has been carried on quite extensively in the vicinity of Orlando, Fla., for the last five or six years, the Modela Park Pinery, near Orlando, being probably the largest covered pinery in the world. The severe cold of last winter of course destroyed all the fruit that was developing at the time, and it was thought that the plants had been so severely injured that the pineries would yield no fruit for about two years. But the plants have made a surprising growth during the last few weeks, slips and suckers having appeared on them in great abundance, and a large yield of apples is expected within a year. The varieties that can be grown most profitably in the covered pineries are abbika, Envile City, smooth cayenne and golden queen. Considerable difference of opinion has prevailed as to the best method of treating frozen orange trees. A small per cent. of the groves have been abandoned by their owners. Many growers have cut off the dead tops of their trees, transforming their groves into stumpy fields, the stumps averaging from a few inches to several feet in height. The removal of the dead tops costs about \$10 an acre. The trees of fully half of the

groves not abandoned have been left untouched by saw or pruning shears. The owners claim that the dead tops will afford some shade protection to the new and tender branches, and protect them also against the rupturing action of strong winds.

With the object in view of making the most of the situation, many Florida farmers have become experimenters and have been diligently at work trying to discover what fruits besides the orange and what other plant products Florida soil will produce. Many orange groves are planted with corn, which has heretofore been grown in these parts only in small quantities on low ground; many extra acres have been planted in vegetables and hundreds of acres have been planted in rice. It is hoped that this kind of work will prove a benefit to the State, and eventually profitable to those engaged in it.

Winter Park, Fla.

Another Answer to "a South Dakota Farmer."

Editor Southern States:

I regret to see that in the June issue you were compelled to devote considerable space of your truly valuable journal to refuting the unfair charges made against the South by that South Dakota man who made a flying trip through the South and "knew it all."

No doubt there are portions of the South which may be as poor as that described by him, but "one swallow does not make a summer," nor will one flying trip through any section of country by rail give anything like a correct idea of that section. He says: "I have visited the whole Southern country and given it close attention." And then he proceeds to condemn it all. At the expense of causing a successful farmer friend of mine some trouble and annoyance, I am going to state a few facts. Some ten years ago Mr. C. B. Lakin, whose postoffice address is Norfolk, and who is making Jersey butter for this market, came to study this part of Virginia, with view to making his home here. He came here in the spring, then he came again in summer; then in the fall, and then in the winter. In the meantime he was connected with a party locating lands in the

West and came face to face with opportunities every day to secure the very best quarter section of land in the great West.

Instead of securing his land there, he came and bought a home here, and has accumulated a choice herd of Jersey cows. The other day he stated to a prospector from South Dakota that on fifty acres of his land he could easily keep fifty head of stock, that is he could supply fifty head of cows with all the forage they consumed. This does not look like "sand, sand, sand." There is a belt of country in Southeast Virginia and Northeast North Carolina, 100 miles long by 40 miles wide, bordering on the Atlantic, every acre of which is good. Every acre *not good is better*, and the rest of it is *best*. Our Dakota friend did not put foot into this belt, even if he "did see the entire South." Joseph Wallace, Norfolk, Va., came here from Pennsylvania about eight or nine years ago. He raises 100 or more tons of hay each year and sells it on this market at prices ranging from \$12 to \$16 per ton. Of his 300 acres, not an acre is bare. It all turfs over thick, heavy and strong. Geo. A. Wilson, of Great Bridge, Va., raised last year 50,000 bushels of first-class shelled corn. He has many acres of the choicest lands in the United States in Virginia and North Carolina. Mr. A. H. Lindsey, of Portsmouth, Va., raises as many as 20,000 barrels of Irish potatoes in a single season, besides hundreds of tons of hay and from 15,000 to 25,000 bushels of fine corn. Capt. Wallace, of Wallaceton, Va., also raises great quantities of corn, potatoes and other farm products. Mr. Thomas R. Ballentine, of Norfolk, Va., sells annually from his farm in Norfolk county from \$50,000 to \$75,000 worth of farm products.

Stewart Moore, of Norfolk, formerly of Toulon, Ill., has a farm of 200 acres, every acre of which will grow hay, corn or potatoes as well as the best land in Illinois. I am sorry to have to mention the names of these gentlemen, as it may make them some trouble in answering a few inquiries, but for the good of the cause I hope to be forgiven.

I could go on and mention by name fifty truckers on the near-by lands around Norfolk, who raise from \$10,000 to \$40,000 worth of market vegetables each year. I could also name twenty farmers near by

who raise each 10,000 to 25,000 bushels of corn annually.

It is a general feature or trait of character of Western men to be intensely loyal to the West. They think well of it and always speak well of it, which is laudable and right; but the especially intense loyalty of the "South Dakota" man exceeds anything I have ever heard of. It blinded him entirely to the good points about the South.

The South Dakota man you mention came South expressly to find fault with the South. Here is our challenge to him. If he will come to Norfolk, and with us visit all the country within easy reach of Norfolk, he will except our section at least from his sweeping assertions, and if he is a "reliable" farmer, as is stated in the Press, we will pay his fare here and back to Dakota and board him while here, if he can make a single one of his criticisms against the South stick, as regards this portion of the South. I will convince him that his criticisms do not apply here, and make him admit it, assuming that he is a good reliable farmer, or I will pay his expenses here and back. The census reports contradict our Dakota friend's statements every day in the year, and so does the fact that the South has sent corn to some of the suffering Western States by the train load.

A. JEFFERS.

Norfolk, Va.

The Danger of Writing Letters About the South to the Southern States.

Editor Southern States:

Some months ago I wrote a short sketch for your valuable paper, in which I endeavored to set forth some of the many advantages of the South as a home, and especially of this particular section. My letter, while it claimed for our country fine opportunities for investment, with fair profits from field, garden and orchard, was designed to emphasize the exceptionally fine outlook for the peach industry. Since that letter was written I have received a great number of letters from different States, plying me with questions in regard to other crops and other industries; all of which I have answered as best I could. In view of the widespread and increasing interest manifested in this im-

mediate section, aroused by what you have published in the "SOUTHERN STATES," and the great variety of occupations represented as shown by these enquiries, I have concluded to extend and enlarge the scope of answers as to its possibilities as a home for profitable and varied employment. While this is *par excellence* a peach country, most other fruits grow here to great perfection. Apples, pears, plums, melons and grapes are all raised successfully and more or less extensively. Coincident with these industries and as a natural corollary we have crate and basket factories, and now come canning factories, which are followed by box factories, tin shops, etc., which are necessary to keep up the business equilibrium. There is plenty of room and plenty of work for all good citizens, and plenty of good land at reasonable figures, and fine water power for any kind of machinery or manufacturing purposes within a few hundred yards of a railroad depot. The market garden is now assuming good proportions and proving very remunerative. Poultry raising is attracting much attention, as it is an adjunct to fruit raising, and is both pleasant and profitable.

Right here an idea occurs to me that I desire to urge upon prospective settlers, and it is this:

Arrangements should be made to commence operations in the fall of the year instead of in the winter or spring. Many people lose a great part of what should be their legitimate profits the first year by commencing too late. To reap the full benefit of their year's work in most lines they should commence work in the fall—preparing their land, manuring, sowing small grain, setting out young orchards, planting seeds for early gardens, getting ready for the spring market, getting their poultry to laying, their incubators filled, &c., in order to commence the new year with something to sell.

Those coming in the fall will largely discount those who put off starting until spring. Large quantities of seed are planted here in the fall, as our winters are mild enough to admit of heavy fall seeding, which gives a corresponding advantage in the spring market. This suggestion is given for the benefit of those who are unacquainted with our mild winters, and

who might lose a great deal by not taking advantage of this condition.

All good, law-abiding, hard-working, industrious citizens, from whatever State, are invited to come and make their homes with us, and help us to enjoy and build up our heaven-favored country.

Fruit shipping has just commenced in earnest. Wheat and rye crops have been harvested, and the oat harvest is now upon us. Refreshing rains have been abundant, and crops of corn, cotton, sugar cane and other crops are very promising.

Clark's Mill, Ga. C. B. HOWARD.

Southern Immigration and Southern Development.

Col. John L. Black, of Greenville, S.C., in a letter to the *Manufacturers' Record*, says:

"As the great Northwest was filled with people principally through the instrumentality of the railroad lines, which even before settlement penetrated into the fertile regions that are now so well populated, so must the vast area of unoccupied lands in the South Atlantic slope between the seashore and the mountains be peopled mainly through the agency of those great railway lines which penetrate this belt of country. The future success of these great lines of travel and their success as common carriers depends on their ability to get filled up the vacant and unoccupied productive lands now lying idle all along their roads. It is worse than carrying coals to Newcastle for these companies to attempt to fill these vacant lands with mere bone and muscle—common laborers. The entire South has enough and more than a needful supply at hand in its colored population. Either thrifty colonies of well-to-do Germans or Scandinavians—heads of families with sufficient capital in hand to not only purchase, but to stock and equip a farm are needed, or immigrants from certain cold and inhospitable climes Northwest, where, following the popular routes of immigration for the last thirty years, they have flocked, must be induced to come to this more genial climate. In accomplishing this needful filling up of vacant and unproductive spaces the railways must, as they have in some cases wisely undertaken to do, become the active agents in promoting the same.

"Many unjust charges have been made

against the rural population of the South that in the owning of more lands than they can utilize they have not sold their surplus acreage and thus rendered that portion kept in hand more valuable. Pray, to whom have they heretofore been able to sell off their excess of ownerships, and so far the time has not come when they, as any other people in their situation, would be ready or willing to give them away to strangers. It has also been charged that they were unwilling to sell, except at exorbitant prices. Such are not the facts. Lands can be purchased with ready cash, or more generally on one-third cash and two equal deferred payments, anywhere in the South, and for less by far than their intrinsic worth. In the old countries, notably in Great Britain, the established price of realty for years past has been to rate the purchase at fourteen year's rental. Almost anywhere at the South five to seven years' rental is equal to the purchase money. It is true the prevalent rate of interest here is higher than in the old countries, but this would not make the difference.

"One charge may be correctly made against the land-owners at the South—they are seldom either speculators or boomers, and in this respect they are, perhaps, to blame in not having done more to push their surplus lands on the market. And it may be charged that they are not adepts in advertising, and further, that they in many cases are wanting in worldly intelligence to accomplish much in this direction.

"If we are to have colonies from abroad, the very best plan for them, and most especially if they be not English-speaking people, is to purchase in a body large tracts of lands, and to subdivide and settle villages with farms around them on the European plan. In many cases these villages may be industrial centres on a small scale, and in this line an endless number of industries may be developed.

"Immigrants coming from the Northwest may settle in a body as above or may scatter. They will do well to settle around manufacturing centres, and to look to dairy, fruit and vegetable farming. The native farmer is purely a maker of cotton and neglects these products, hence the big opening in this line.

"While it devolves on the railways to

take the lead in this line, they should not be expected to do it all and pay for it all. The railways may be aided by middlemen—land agents who work for a margin of commissions. But would it not be well for those owning surplus lands and willing to sell, to lock hands with the railways and to pay as commission a small percentage on lands sold through their agency.

"As it behooves the railways of this region to become promoters of immigration as one of the means of ensuring their future prosperity, it stands them even more in hand by every means in their power to promote and encourage the building up of manufacturing plants."

THE W. J. Moore Land & Abstract Co., Granberry, Texas, in a letter to the SOUTHERN STATES, says:

"The Brazos river runs its tortuous length of about thirty miles through this county, giving us quite a good amount of river land. The river has, however, no swamps nor stagnant lakes nor pools. The price of this river land, of course, varies with quality, distance from town, railroad and improvements. Unimproved farming land varies from \$3.00 to \$10.00 per acre. Improved farm lands from \$5.00 to \$20.00 per acre. Unimproved pasture lands from \$1.00 to \$5.00; and improved pasture from \$2.00 to \$6.00 per acre. About forty per cent. of this county is farming land; about ten per cent. in cultivation. This is a well-watered section, with living streams of pure water every six or eight miles, while a good and abundant supply of water can be had by digging from twenty to fifty feet. Our main crops are corn, cotton, oats, potatoes, sorghum, millet, garden vegetables and fruits of all kinds."

NEWSPAPER COMMENT.

The Editor of a Farm Paper Will Move South and Advises Others to Do Likewise.

The editor of Farm News has just returned from a trip to the South, during which we took every pains to get at the exact truth, with a view of telling our readers our conclusions, whatever they might be. It was not our first trip to this section of the country, for we had been

there and staid for months at a time, but that was more than fifteen years ago, and to say that we were surprised at the change is to express our sentiments in a very mild manner. We belong to a generation which has but little to do with the traditions of the fathers, and the old feeling that stood a barrier between the North and South has no place in our heart. We find it the same in the South. There has grown up a generation of young men and young women who are free from prejudice and ready to welcome with a warm greeting the stranger and wayfarer who stops with them. Not only are the people generously inclined and as cordial as possible to those who come from the North, but the climate is as genial as the inhabitants of this country.

"There are possibilities for farmers in the South that can never exist in the North. Lands are cheap, easily cultivated and fertile. Railroads are accessible in every part of the South almost, and enterprise will build them as fast as they are needed where they are not now to be found. If the reader will take a map of the United States and find Macon, Ga., on it, and then draw a straight line from there to Boston, Mass., thence to Chicago, Ill., and thence back to Macon, he will find on consulting the statistics that the triangle thus described will contain half the population of the United States, and also all the great manufacturing, coal mining and shipping interest. Lines of railroad run almost on the lines of this triangle, and it is possible to reach one point from another within from twenty-four to thirty-six hours.

"The man who goes there to grow fruits has advantages that the fruit grower in no other section can have. He ships his fruit to the best market by almost direct lines of transportation, at express speed. Fruits ripen before those of any other part of the country do, and this secures the highest price for it. Grapes sold last year for seventy-five cents per ten-pound baskets and peaches at a marvelous price. Land can be bought from \$5 per acre up, and the man who goes there to farm can begin in January and be selling his products in May in sufficient quantities to pay all his living expenses. We shall have more to say concerning this country in future numbers. To show what our own opinion is, we need

only to say that we expect to make it our home in future. We have a great affection for Ohio; it is a grand old State, but in the way of material advantages for him who tills the soil it is not as good a place as the South."—*Farm News*, Springfield, Ohio.

Unlimited Possibilities.

Southern crop prospects are this year more favorable than those of any section of the country. Crops bid fair to be large and money will circulate as a consequence in increased volume. The cotton States exposition will be a fitting end to this year for the South to show all the world what it is doing and to prove that enterprise has a home there and that the people of that favored portion of the great nation are taking advantage of their opportunities to make that section a garden spot of the world.

The cotton States and international exposition to be held at Atlanta, Ga., next fall and winter promises to show an unexpected development of Southern resources. But few people correctly estimate the many natural advantages of the South. The exposition management will concentrate a show of nature's products that will undoubtedly dazzle many a Northern visitor to the South this coming winter. Unlimited possibilities for farming, manufacturing, mining and mercantile life are offered to the present generation of Young America by the great quantity and location of these essentials for a livelihood. The fact is, the South is only a stripling in industrial development, but with a continuance of the boom of the past few years in Southern farming lands and factories, the North will have to look well to her laurels.—*Farm and Home*, Springfield, Mass.

Be More Effusive.

The emigrant from the North or West to the South comes here with fear and trembling. He has heard so much about the prejudice existing against him that he is afraid to make any attempt to become friendly with his neighbors for fear of being rudely repulsed. We of the South know how foolish this is, but the newcomer has no way of ascertaining our feelings excepting by the way we treat him.

It is necessary, therefore, for the resi-

dents of any community to make all new settlers feel at home, and to take especial pains to see that they are treated with full courtesy. Under ordinary conditions it would do to let matters take their course and let acquaintance and friendship come gradually through the ordinary casual meetings, but so long as this foolish notion in regard to Southern prejudice against the Northern immigrant prevails, it will be necessary for our citizens to make extra efforts to prove how unfounded it is, and to show the stranger he is heartily welcome regardless of where he is from or what his politics may be.

In Alabama a man's character is his only criterion. If he is honorable and straightforward, he will find hosts of friends; if the reverse he will be ostracized. As a class we are not quick to form strong friendships, but we are always hospitable and courteous to strangers with whom we come in contact, and friendships once formed are for life. We do not rush into the newcomer's arms, greeting him effusively, but we are glad to see him, nevertheless, and will show it when the opportunity offers to do so in a practical way.

It would be better, however, if our people would be a little more effusive with newcomers, and thereby give them no excuse for covering themselves with a cloak of taciturnity too thick to be penetrated by courteous treatment. It is so important that all immigrants should understand that we wish them well and want them to become part of us, that we must make constant endeavors to convince them of it. If they were not so biased by prejudice it would be unnecessary to do this, but existing conditions seem to demand it if we would attract large bodies of immigrants thither.—*The Advertiser*, Montgomery, Ala.

MISCELLANEOUS.

An Opportunity to Invest.

The city of Spartanburg, S. C., is attracting much attention on account of its development as an industrial centre. Spartanburg county has more cotton spindles than any other county in the South, and the business, both in the town and county, is growing rapidly. The establishment of cotton and other factories is bringing capital and people into the city and increasing its wealth and population. Mr. W. E. Fowler, of Spartanburg, states that excellent opportunities are afforded to place capital in safe ventures which will insure 8 and 10 per cent. income. There i

an active demand for houses and money can be used to good profit in building operations. The country surrounding Spartanburg is noted for its healthfulness. For fruit-growing, as well as for general farming, it is hard to surpass. Mr. Fowler conducts an extensive business in real estate and banking, and is in a position to handle investments so as to give the best returns. He makes a specialty of not only real estate, but of factory and water-power sites, and besides is thoroughly conversant with the industrial situation.

MESSRS. BROOCKS & POLK, of Beaumont, Texas, control 100,000 acres of pine lands, besides a great deal of land in different parts of the State suitable for farming, choice fruit, vegetable, rice and mineral lands.

"A Homeseeker's Pamphlet."

The Pittsburg & Georgia Land Co., of La Grange, Ga., controls about 40,000 acres of farm lands adjacent to La Grange, which it offers at low prices and on easy terms. The officers of the company are among the leading and most substantial business men of this prosperous and progressive town. La Grange has about 4000 inhabitants. It is a place of unusual advantages and attractions. Located at an elevation of about 850 feet above the sea level, surrounded by a rich and prosperous farming community, with extensive manufacturing enterprises, excellent colleges, it has a combination of advantages to make it an ideal home place. Fruit, vegetable and grape-growing offer inviting opportunities to people who want to engage in diversified farming. For corn and cotton production the La Grange section has long been noted. The taxable property of the town is \$2,000,000, with a tax rate of six and one-half mills only on the dollar. It is a remarkable fact that neither La Grange nor the county owes a dollar. The company has lately issued a small pamphlet entitled "A Homeseeker's Pamphlet," copies of which can be secured by writing to Mr. W. J. McClure, secretary, La Grange, Ga.

In the prosperous city of Orange, Texas, the manufacture of lumber and shingles is the engrossing pursuit of the people, but there are other industries also in a flourishing condition, including an iron foundry, an ice factory, rice mill, etc. The population numbers about 5000. There are good schools and churches, and the people are eagerly encouraging the immigration of farmers from less favored sections to the fertile lands surrounding this town. Much attention is being given to the growing of fruits, rice and other vegetables.

THE Commercial & Industrial Association, of Selma, Ala., is sending out some leaflets pointing out the advantages of that locality, and calling special attention to the possibilities of agriculture around Selma.

The attention of investors and capitalists is invited to the advertisement of L. M. L., care of SOUTHERN STATES, who will sell fine property in Southern Maryland, a country of great advantages.

HOMESEEKERS are invited to correspond with W. A. Ward, Beaumont, Texas, for information about the Coast Country.

INFORMATION concerning Georgia and other parts of the South may be obtained by writing to J. H. Mountain, 45 north Broad street, Atlanta, Ga., who will send free of charge a hand-book issued by the Southern Immigration & Improvement Co., Atlanta, Ga.

MR. PATILLO HIGGINS, of Beaumont, Texas, will give detailed information concerning Southern Texas, a very desirable agricultural country.

SOUTHERN MISSOURI is a wonderland of agricultural and mineral resources with an assured prosperous future. Mr. W. W. Rulifson, Mountain Lake Park, Md., realizing these advantages and desiring to obtain the necessary capital to utilize them, advertises in this issue for a loan of \$6500 on first mortgage at 8 per cent to develop inside acreage in one of the best cities of this favored country.

BEAUMONT, Texas, situated on the Neches river, offers splendid opportunities to men who wish to engage in agricultural pursuits. In the past the general revenue to the people has been derived from stock-raising and from the manufacture of lumber and shingles; now, while the growth of these industries continues, more and more attention is being attracted to the possibilities of the soil for rice and fruit-growing, trucking and general farming.

MESSRS. O'BRIEN, BORDAGES & O'BRIEN, Beaumont, Texas, advertise at low prices and on easy terms, lands adapted to rice growing in the country adjacent to Beaumont, besides fruit lands, pine and cypress timber lands.

THERE is plenty of land near Orange, Texas, to be had on reasonable terms. Mr. H. J. Luther, of the Luther & Moore Lumber Co., Orange, advertises 50,000 acres of farm lands for sale.

BEAUMONT is well known as a lumber manufacturing centre. The Consolidated Export Lumber Co., of Beaumont, manufacture long leaf yellow pine lumber and timber, which they export via Sabine Pass, Texas.

MR. L. MILLER, of Orange, Texas, controls rice lands in Southeast Texas, on which industrious Western farmers would be able to prosper.

SOUTHERN LANDS FOR SALE.

ALABAMA.

FOR SALE OR EXCHANGE.—A magnificent plantation on the Chattahoochee river, in Russell county, Ala., containing 2669 acres. Splendidly improved and watered lands, level and very fertile, and yielding handsome income. Public boat landing on place, and only a few miles to railroad station. Neighborhood unsurpassed; labor abundant and efficient. Prefer selling a part to all, and would take in exchange (as part pay) a small, well located farm to suit, or good city real estate that is convertible. Best reasons can be given for offering to sell this magnificent piece of property. J. H. Chambers, Oswichee, Ala.

SOUTHERN COLONY.—Alabama farm and fruit lands, equal to the best in the world. Buy a home near Birmingham, the "Magic City" and railroad center, at Oakman, a thriving town; good market at door; in center of famous Warrior coal field. 10,000 people at mines in neighborhood. The mineral development in this county will make land worth \$50 per acre soon. Buy while it is cheap. Also valuable town property for sale at Oakman. Said lands situated on Southern railroad. Address G. M. Masterson, manager, Oakman, Walker Co., Ala.

FLORIDA.

FROST-PROOF fruit, pineapple and vegetable lands, from \$2.50 per acre in our healthy highland lake region, Polk county. Tomatoes yield net returns \$200 per acre. Irving Page, Auburndale, Fla.

FLORIDA WANTS.—Write *definitely* where, how much, cost limit, etc. I have lists for every county, one to 150,000 acres, 50 cents up. Free homesteads (160 acres) located with full instructions for \$10. Expert service on assessments, tax matters, delinquent sales and redemptions at less than half an attorney's charges. Printed property lists and Florida maps for postage. Thirteen years a Florida deed commissioner and land specialist. H. W. Wilkes, Louisville, Ky.

EXTRAORDINARY BARGAIN.—640 acres near Coast R. R., in frost-proof Lee county (will make 64 ten-acre farms). Reliable; only \$1 per acre. H. W. Wilkes, Louisville, Ky.

5,000,000 ACRES of choice Fruit-growing, Trucking, and Tobacco lands; pine, cypress and hardwood timber lands; phosphate and kaolin lands for sale in Florida and South Georgia. Low prices and easy terms to actual settlers. Titles perfect. All information regarding properties or other matters cheerfully given. Write for catalogue. Huber & Nicholson, opposite Duval Hotel, Jacksonville, Fla., U. S. A.

THE SOUTHERN IMMIGRANT. of Arcadia, Florida, and any dollar paper one year for \$1. Cheap land for cash or instalments. Sample Immigrant, 10 cents, with map of South Florida. References. John Cross, Arcadia, Fla.

GEORGIA.

ONE OF THE BEST equipped Farms in Georgia, half mile from Fairburn and 18 miles from Atlanta, Ga., on the A. & W. Pt. Railroad, for sale cheap. Write for information to W. P. Jones, Fairburn, Ga.

MISSOURI.

J. F. KINDRICK, Seymour, Mo., has a list of bargains in farms and fruit lands in the Ozark fruit belt.

TEXAS.

THE GULF COAST COUNTRY.—Folders with full information of this country, with prices of land mailed upon application. Send your address on postal card to R. B. Gaut, Real Estate, H 310½ Main street, Houston, Texas.

TEXAS FARM AND FRUIT LANDS. equal to the best in the world, \$5.00 per acre up. Buy a home near Houston, the great railroad centre, and convenient to Galveston, the growing port of entry. You will be sure to realize the greatest and most rapid advance, and have an unexcelled market at your door. For maps and further particulars call on or write to Cash & Luckel, 306½ Main street, Houston, or 421 Tremont street, Galveston, Texas.

VIRGINIA.

GO TO ALBEMARLE COUNTY, VIRGINIA, AND BUY A HOME.—Good Lands, Fine Climate, Cheap Homes, Low Taxes, Excellent Graded Schools, Boarding Schools for Boys and Girls. Seat of University of Virginia. No place offers equal inducements. Address J. C. McKENNIE, Charlottesville, Va.

SUFFOLK has cheapest and best transportation facilities in the South. Six railroads, and deep water route to the ocean. The great tidalwater farming section of Virginia. A long list of farms. Come and see. Fine grass and stock farms. A splendid manufacturing center. Factory sites given away. Write or see J. Walter Hosier, Suffolk, Va.

WM. M. and J. T. McALLISTER, Attorneys at Law and dealers in Real Estate Address Warm Springs, Bath county, Va. Lands bought and sold. We have for sale in the aggregate 10,000 acres of land; some lying near Covington, Va, some near Hot Springs, Va, and some in Pocahontas county, W. Va. In the great health-giving region of Virginia; fertile river bottoms; splendid grazing farms; good gardening land; good markets; public schools; good roads. Prices ranging from \$5 to \$100 per acre. Particular information given on application.

BOTETOURT COUNTY is situated in the great valley of Virginia. It has two railroads, giving East and West and North and South transportation facilities. It has 500 square miles of territory; all of the land set naturally in blue grass; it is in the area of heavy rainfall; her farmers are in good financial condition. Nine-tenths of her manufacturing plants have continued in operation through the business depression of the last few years. Forty-seven canning factories were operated the season of 1894. It is the banner tomato section of the State. Its banking, mining, timber, farming, fruit and stock businesses are in good condition. 16,000 population. Good schools, and churches representing all the principal denominations. People public spirited; roads being improved; taxes low, and the county stands at the head of the list for prompt settlement with the State. Good farm lands, improved and unimproved, in large or small tracts at reasonable prices and on terms to suit the purchaser. If you wish a profitable farm, or simply a summer home, pleasant and picturesque, write us or, better, come to see us. We can interest you. Farms, mills, timber and quarry properties sold. O. E. Owenshain & Co., Buchanan, Va.

The University School for Boys.

710 and 712 Madison avenue, Baltimore, Md. W. S. Marston, A. B. and C. E., Principal. Six Assistants. Fits boys for entrance to the Johns Hopkins University or any other university or scientific school. Over 19 per cent. of the undergraduates at the Johns Hopkins in 1893-94 were from this school. A limited number of boys from out of town may receive board and supervision in the family of one of the teachers. Catalogues furnished upon application. For information address W. S. MARSTON, 1021 N. Calvert Street, Baltimore, Md.

Loyola College.

Calvert and Madison Streets, Baltimore. Under the direction of the Fathers of the Society of Jesus. The Collegiate Year commences on the First Tuesday in September. For terms apply to

REV. JOHN A. MORGAN, S. J., President.

WANTED.—\$6500 on first mortgage at 8 per cent. to develop inside acreage in one of the best cities in Southwest Missouri. W. W. RULIFSON, Mountain Lake Park, Md.

BEAUMONT, TEXAS

THE QUEEN
OF THE NECHES.

Beaumont has a population of 6500; three large lumber mills, averaging each about 100,000 feet daily; a large shingle mill, daily capacity 175,000; an ice and electric-light plant; opera-house, national bank, large foundry and machine shop making tram cars; furniture factory; schools and churches, etc., etc. The city is on the Neches river, thirty-five miles from Sabine Pass. The surrounding lands are well adapted to rice, fruits, garden truck and general farming, and are rapidly filling up with settlers. It is in the Coast Country, and is a healthy and rich section. Details and further information can be obtained by addressing any of the following firms:

J. H. BROOCKS, JR., Attorney.

I. D. POLK.

BROOCKS & POLK, Real Estate,
BEAUMONT, TEXAS.

For Sale. 100,000 acres Pine Lands; also choice Fruit, Vegetable, Rice and Mineral Lands. Farming lands in different parts of the State. Choice 10-acre tracts adjoining the city. Abstracts of Jefferson, Liberty, San Augustine, Sabine, Shelby, Newton, Chambers, Orange, Hardin and Tyler counties.

W. A. WARD

Acts as Investors' and Manufacturers' Agent,
and answers questions about the
Coast Country.

BEAUMONT, TEXAS.

Gulf, Beaumont & Kansas City Ry. Co.

RUNNING NORTH FROM BEAUMONT
THROUGH THE PINERIES.

This road, penetrating Virgin Pineries, opens fine opportunities for the establishment of New Saw Mills.

S. A. McNEELY, Genl. Supt.
BEAUMONT, TEXAS.

Beaumont Iron Works,

Manufacturers of

SAW MILLS and TRAM CARS

O. B. GREEVES,

Beaumont, Texas.

Lake Charles, La.

50,000 ACRES

Rice Lands \$8 TO \$15
Per Acre.

The most profitable Agricultural Lands in the
United States, often yielding, net, in one year more
than the original cost.

O. S. DOLBY, LAKE CHARLES, LA.

FLEET, MCGINLEY & Co.

Printers

Exchange Pl. and Commerce St. BALTIMORE.

Rice Lands, Pine Lands, in country adjacent to
Cypress Timber & Fruit Lands BEAUMONT, at Low
Prices and on
Easy Terms.

Write for Particulars.

O'BRIEN, BORDAGES & O'BRIEN,
Abstractors and Land Agents,

BEAUMONT, TEXAS.

Information Free CONCERNING
SOUTHEAST TEXAS.
General Farm Lands, Fruit Lands, Special Rice Lands,
City Property, Manufacturing Industries and Special
Business Locations. Investments for capital and
general information. Send postage stamp
for return information.

REAL ESTATE EXCHANGE,

PATTILLO HIGGINS, Gen. Mgr., BEAUMONT, TEXAS.
References—First National Bank of Beaumont; Beaumont Lumber Co., Beaumont; Long Mfg. Co., Beaumont.

CONSOLIDATED EXPORT LUMBER CO.

Manufacturers of

Long Leaf Yellow Pine Lumber and Timber.

BEAUMONT, TEXAS, U. S. A.

Lumber Exported via Sabine Pass, Texas.

SAML. W. GOODE.

J. A. REYNOLDS.

Saml. W. Goode & Co.

REAL ESTATE and

Real Estate First Mortgage Loans.

We have For Sale the following Special Properties:

25,000 Acres LONG LEAF YELLOW PINE
TIMBER LANDS in Echols
County, Georgia, through which the S. F. & W. R. R.
runs, giving double railroad front; timber averages 2500
feet merchantable lumber per acre not including "boards."
Little waste land on the tract. Several slash ponds filled
with fine cypress timber. Good fee simple title warranted.
Land suited to growth of long-staple cotton, to trucking
and vegetables of all kinds, to all small grains except
wheat, to sweet and Irish potatoes, peas, melons, peaches,
pears, peanuts, corn and other field crops. Price \$1.00
per acre, payable, half cash, remainder in one or two
years with 7 per cent. interest.

16,000 Acres IN TALBOT COUNTY, GA.,
between Macon and Columbus,
with various small farms on it. Abundant timber and
water-powers. A long railroad front; excellent soil; fine
climate. A choice site for a colony of farmers seeking
homes. Price \$5.00 per acre; half cash.

8544 Acres two miles from Bainbridge, the
county site of Decatur County, Ga.
5800 acres of it in long leaf yellow pine of very fine
quality; tract fronts four miles on Flint river. There are
about 3000 acres farm land open; all the land excellent
soil for general field crops and various fruits—another
choice tract for a colony. Price \$5 per acre; half cash.

We have also a great variety of small farms all over
Georgia, and every class of Atlanta property for sale.
Call on or write to us if you wish investments in Georgia
or the South.

SAML. W. GOODE & CO.,

15 Peachtree Street,

ATLANTA, GA.

THE SOUTHERN STATES.

AUGUST, 1895.

LUMBER AND RICE IN SOUTHEASTERN TEXAS.

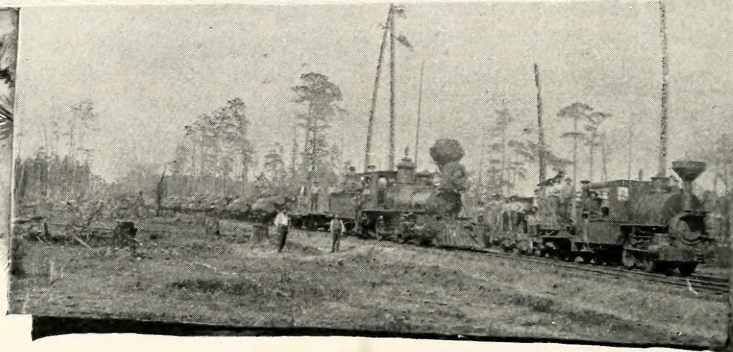
A development of recent growth, but of vast present magnitude and important permanent results, is being accomplished by the lumbermen of Southeastern Texas. Although the salubrious climate and fertile lands of the Sabine valley early attracted the pioneer, and the settlements at San Augustine were among the very first to be made by the American whites in Texas, the lower valley was not penetrated to any extent until the advent of the lumbermen, comparatively but a few years ago. Difficulties of accessibility from lack of railroads and the need of improvements in the Sabine Pass undoubtedly contributed to the long neglect of this lower Sabine region, but it is somewhat remarkable that the vast timber wealth of the section did not earlier attract the attention and the capital of the lumberman. Here was, until recently, the largest untouched area of long-leaf yellow pine forest to be found in America, and the lands when cleared are worth more for agricultural purposes than they cost the lumbermen originally.

With the utilization of these factors of development and wealth a great change is being wrought in the entire region. Cities and towns are being built up, and following in the wake of the lumbermen are the truck farmer, the fruit raiser and the rice grower, the latter an entirely new industry to Texas. Railroads have been built and more are under way, and the permanent improvement of the Sabine harbor, which work the government has well nigh completed, will give an increased commercial advantage to the distributing towns on the Sabine and Neches rivers which must add to

the development and importance of the entire section.

Not that this section has had a mushroom growth so far as development is concerned. On the contrary, there are many towns settled years ago and many people who have lived here all their lives. But only within a few years, comparatively speaking, have the charms of this climate and the possibilities of this soil been known to the extent of attracting inquiry from the outside world. At this time it is no uncommon sight to see a dozen families of Western home-seekers unloading their household goods at some railway station and "making tracks" for the section of rice land they may have purchased. As stated, there is, therefore, no mushroom growth, no boom, no land sharks with a town lot for sale, but a steady influx of immigrants, most of whom have sufficient means to make a payment on their land and who will, within a few years, make this region blossom with rice crops, fruits, garden truck and all the varied products of this semi-tropical region.

In point of time, as well as the volume of capital engaged in the enterprise, the lumber interests come easily first and constitute an industry of formidable proportions. Millions of dollars are invested in the lumber industry, and the product finds a market not only along the lines of railroad and by rail shipment, but this section leads in the export trade with Mexico, South America, the West Indies, etc. At present, exports are handled entirely by sailing vessels and steamers of light draft, but with the completion of the government work on the jetties at Sabine Pass, the



IN THE SOUTHEASTERN TEXAS TIMBER DISTRICT.

facilities for export trade will be equal to any demands the magnitude of the lumber output will create.

There are some very interesting features in the development of the district under consideration. Taken simply for what it is itself, the lumber interest is of sufficiently gigantic proportions to challenge the attention of the observer of the world's progress, and considered in all its bearings as a pioneer of permanent development and the forerunner of all the various industries, arts and employments which follow the opening to settlement of a new and rich country, it will be found to be an important adjunct in the somewhat rapid development of a section destined to become notable for the wealth of its products and the magnitude of its commerce. The acreage of the timber lands in this portion of Texas runs up into the millions, and the vast forests of the region are famous for the quality and quantity of lumber yield to the acre. While the mills of Beaumont and Orange are the largest in the section, there are others scattered through the district, so when it is stated that the mills of those two cities have a capacity of about a million feet a day, this does not give more than a half complete idea of the magnitude of the interest in this section alone, for the smaller mills of a dozen tributary points have a combined capacity of about a million feet more. It is worth passing notice that these mills challenge in equipment those of any other mills in the world, and a Beaumont mill claims the world's championship for the biggest day's sawing on record.

The following is a list of the principal mills of this district, with daily capacity of each:

	Feet.
Lutcher & Moore Lumber Co., Orange	123,000
T. Bancroft, Sons & Co., Orange.....	65,000
Orange Lumber Co., Orange.....	80,000
D. R. Wingate Lumber Co., Orange	100,000
Texas Tram & Lumber Co., Beaumont.	100,000
Reliance Lumber Co., Beaumont	90,000
Beaumont Lumber Co., Beaumont.....	85,000
Aldridge Lumber Co., Rockland.....	40,000
Nebraska Lumber Co., Carroll	25,000
Tyler County Lumber Co., Hillister.....	30,000
Warren Lumber Co. (two mills), Warren	140,000
J. S. & W. M. Rice, Hyatt.....	75,000
Village Mills Co., Village.....	80,000
J. A. Bentley & Co., Plank.....	65,000
Olive, Sternenburg & Co., Olive.....	75,000
Nona Mills Co., Nona.....	70,000
Hooks Lumber Co., Sharon	30,000

The long-leaf pine belt of Texas

extends in a somewhat elliptical form for about 200 miles northward from Beaumont and Orange along each side of the Neches and Sabine rivers. The ownership of the lands is largely in the hands of those interested in their development, and the absence of the speculator as a timber land owner is regarded as a favorable factor by those who have an interest in the section's development. The lumbermen are, in fact, active allies in the work of inducing immigration to the section, and are in some instances leaders in the efforts to secure desirable settlers on the lands adapted to agricultural and horticultural purposes. By the efforts which are being made a very considerable movement in this direction has been inaugurated and immigrants from the North, West and East have settled and are settling in the section. It is also noteworthy that Boston capital in considerable amounts has been interested in the development of the timber region, investments in railways being a conspicuous example.

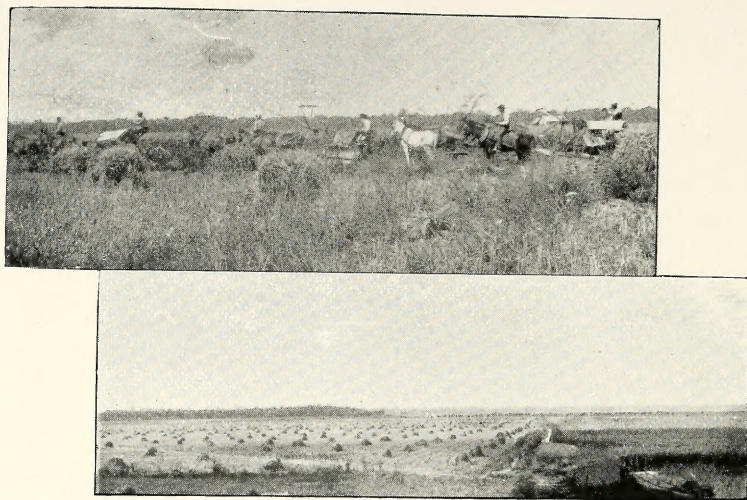
The price of timber lands range from \$2 to \$12 an acre, according to estimated stumpage, accessibility, etc., and the prices for agricultural lands in this section are about the same figure, of course becoming higher as improvements have been made.

Most profitable results have followed the cultivation of these lands where energy and intelligence have guided the operations. For all kinds of truck farming the returns are almost phenomenal. Strawberries are also a very profitable crop, and great success has attended the efforts of the grower of fruits, especially pears, the yield of which is very prolific. Many other products of the soil are found to yield handsome returns, and on lands adapted to its economical culture, none is more profitable than the rice crop.

The lumber industry and the agricultural development of this section are closely related. The monthly pay rolls of these gigantic lumber mills run into thousands of dollars paid out in cash for labor, and much of this money finds its way into the hands of the producer of farm products, and most of it remains at home.

The mill interests, therefore, of Beaumont and Orange, with their great pay rolls, have an important bearing upon the farmer's success in this region. It is decidedly to the interest of the lumber manufacturers to encourage immi-

ers regarding the soil, climate, rainfall, etc. The topography of the farming lands is almost entirely prairie, relieved by sandy ridges along and between the various bayous which penetrate the district. The soil is a quick, sandy loam,



HARVESTING RICE.

gration in every possible manner, and they are doing it. A thickly settled country means much to the mill man. As farm lands are purchased and occupied, new villages and towns spring up, and building material is in demand, new industries are started and more building material is needed. In many cases the lumber manufacturers are aiding the movement to attract newcomers and spending money liberally to get them, and in every case they are anxious for them to come.

The agricultural development of Southeast Texas received an impetus from the successful operations which had been previously conducted in Southwest Louisiana. Especially is this the case with reference to rice culture.

The southern portions of Orange, Jefferson and Liberty counties and all of Chambers are included in this rice and fruit belt. While the population of these counties is yet comparatively small, the lands are in good demand and many inquiries are being received from Western farm-

ers regarding the soil, climate, rainfall during the summer season.

An advantage possessed by this section of the State for fruit and rice culture is the protection afforded by the great pine forests on the north from the cold "northers." As a natural consequence of this forest protection from "northers" and the ample rainfall, the climate of this section is well adapted to rice culture and fruit and vegetable farming. Even the more tropical fruits, such as sweet oranges and figs, thrive here with little care, and no protection save that afforded by the forests on the north; while strawberries, vegetables and fruits ripen two or three weeks earlier than in localities that are without protection. The same conditions also make the culture of rice successful and profitable.

No irrigation is required here for fruit growing. The lands are sub-irrigated. The soil is underlaid with a subsoil of joint or pipe clay several feet deep. Under this is a stratum of water-bearing sand, which keeps the clay subsoil always wet, insuring a constant supply

of moisture, a rapid growth and a wonderfully prolific and long-lived tree. The true statistics of crops of pears and other fruits of this locality might seem almost incredible to Northern farmers. An authority on the subject recently wrote: "The manifest destiny of this country is its conversion into rice and cane lands, orchards, vineyards and gardens. It is the natural home of the pear, grape, fig and strawberry, and the phenomenal returns realized from these crops, where they have been tried for a number of years, as well as the experiments made with others, together with the splendid market and shipping facilities enjoyed by this locality, will within a few years make every acre of these lands worth as much as those of California."

One of the most profitable of fruits grown in this country, as well as the one capable of being raised on the largest scale and shipped the longest distance, is the pear. The two kinds that thrive best are the Kieffer and Le Conte. They are easily propagated from cuttings, and are extremely healthy. The trees will begin bearing the third or fourth year; the fifth they will yield a profit, and the sixth will net from \$400 to \$600 an acre.

Strawberry growing for market rivals the culture of the pear for profit, while for the new settler or beginner it has the additional advantage of bringing in a fair return the first season after planting.

Experiments have recently been made in growing plums, chiefly the Japanese varieties, and the results have been such as to lead to the belief that this fruit is destined to be one of the most profitable grown in this country. Its splendid shipping qualities render the plum a most valuable addition to the list of products of this favored country.

Vegetables and truck farming for shipment to Northern and Western markets is one of the most profitable industries in this section, and one that is increasing rapidly. The season here being from ten days to three weeks earlier than any other points, with the possible exception of Florida, enables the fruit and vegetable grower of this section to get his products into market

very early, and thus obtain the top price. Beans, peas, onions, cabbage, potatoes, beets, tomatoes, cantaloupes, watermelons and sweet potatoes grow to perfection in this country, and find a ready market in the neighboring cities and throughout the North and West.

In many respects the development of the rice-growing industry in this section is of great interest and importance. Although large numbers of people are now engaged in rice growing here, only a small percentage of the land adapted to its profitable culture has as yet been touched by the plow. Owing to the small amount of time and care this crop requires, and the returns per acre for the product, it is a most desirable and valuable crop, the farmer being enabled to devote all the time necessary to truck, fruit and other crops, and yet give all required attention to a good-sized rice crop. For this reason, and because of the fact that only in a few sections are lands found that are adapted to profitable rice culture, this crop is destined to be one of growing importance in the agricultural development of Southeastern Texas.

The chief towns of this lumber and rice section are Beaumont and Orange, the former on the Neches and the latter on the Sabine. They are but a short distance apart and both are growing rapidly.

Beaumont is a thriving little city. Three railroads pass through it, or have a terminus there; another one, a through line from the West, is heading for this city. This will give an outlet to the North, much needed at Beaumont because of the vast quantity of lumber always being shipped. Still a fifth railroad is projected, running from Bolivar's Point on Galveston Bay. With all these lines completed, Beaumont will be an important point in the Southwest, and will grow rapidly in population and material wealth.

The great interests of this city have always been its lumber interests. They are immense. Besides the mills in operation within the city limits, a territory extending 100 miles to the north pays tribute to this town, and ships its lumber there in transit to its final destination,

while many of Beaumont's own mills are up the Sabine & East Texas Railroad.

Orange is but a short distance from Beaumont. It is a decided rival of the city on the Neches, both in its lumber and agricultural interests.

Recently the people of Orange organized themselves into a body to attract immigration, and the Western country is being filled with pamphlets and other matter regarding the advantages of this locality.

To many outside the lowlands of the South, the process of rice growing is

and it is not until it has reached a height of six to twelve inches that the water is turned on and the field takes on its distinguishing characteristic. The depth of the water ranges from four to twelve inches, and the flooding serves the double purpose of giving the rice the unusual moisture it must have in some form and of killing off weeds and other superfluous vegetation. As rice matures the head looks much like oats, but the kernels more readily resemble barley, being more closely packed in the head than oats. From thirty to 100 straws come from one seed, and there are from 100



LOGGING

almost as much of a mystery as the methods employed by the builders of the pyramids, and it will surprise some fairly well-informed people to know what a simple operation it is after all. Lands used for rice culture in this section are level prairie lands, on which water can be held by means of low levees during the growing season, and which can be easily and effectively drained. The ground is prepared as for other grain, either old or new land being suitable, and the rough, unshelled rice is sown at the rate of about one bushel to the acre. Levees, which should be prepared as long before seeding as possible, are constructed to hold the water with which the fields are flooded. When the rice is young it looks very much like wheat,

to 400 seeds in a head. It is the only small cereal plant that yields the hundred-fold of scripture.

The sowing season is from March 10 to June 10, and the harvesting is done in August, September and October. And what a prosaic proceeding this harvesting is. The water is simply turned off, the field gets dry, and a twine binder goes in and gathers up the crop the same as if it was only an ordinary wheat field. A threshing machine turns the grain out ready for market, and it is sold as it comes from the thresher at varying prices.

Formerly, outside of Japan and China, the Carolinas were the only considerable rice-producing sections of the world. With the enormous development and the great profitableness of the business

in Louisiana, and the discovery that there are large areas of land in Texas suited to rice growing, the attention given to the crop in that State will continue to increase, until Texas has gained a conspicuous position in the world's list of rice-producing sections.

The following extract from an article on "Rice Growing in Louisiana," published in the *SOUTHERN STATES* of September, 1893, may be quoted here as now applying likewise in large part to Southeastern Texas:

"Its introduction into Louisiana is of very recent date, no rice having been produced there for purpose of sale until after the war, and there could be no stronger evidence of the success that has attended its culture on the prairies of Calcasieu than the fact that Louisiana today produces more rice than Georgia and Carolina, the crop for this year amounting to 7,500,000 bushels. On these broad, fertile lands, innocent of windy booms, untrammelled by the visionary lines of mythical corner lots, undisfigured by those blatant real estate signboards that have sprung up all over the West, the hand of industry has wrought wonders. Where in 1880 there was only a sparse settlement, a lumber camp, perhaps, or a lone settler's cabin, there are today busy towns, a host of whirring saw mills and—fairly miles of rice.

"The population is composed largely of immigrants from Iowa, Illinois and other Western States, men who have come into Louisiana because they saw the advantages and the wealth that awaited them. With the latest and most improved machinery they have started in to make the southwestern part of the State a garden in which golden flowers shall grow. Steam plows, traction engines, pumps, windmills, all the busy panoply that one may see amid the wheat fields of Illinois, are puffing and whirring away beneath the soft blue sky of Dixie.

"One great advantage possessed by the soil is its capability of sustaining the weight of the various machines for tilling the soil and harvesting the crop, which the ground of Georgia and Carolina is too soft to bear. Clay predominates, with

a subsoil of great hardness and consistency. The general character of the land is somewhat similar to the great areas devoted to the cultivation of various kinds of grain in the Northwest. The surface undulations, however, are less marked, and the general aspect is one of more complete flatness. In their primitive state every depression formed a pond of slight depth, wherein vegetation of all kinds accumulated and decayed, making a deposit of great richness and fertility. Such a surface arrangement as this, where the water was held in natural reservoirs, would seem to be an ideal formation for purposes of rice culture, as the gully could be closed at some convenient point and the water allowed to run from one depression to another, as suited the wishes of the rice planter.

"One great drawback to such an arrangement, however, was found to be the superabundance of water which would at times accumulate in the basin, sufficient in its volume to break any ordinary levee erected to hold it in check. This danger is obviated, however, by an improved system of ditches and embankments consisting of a large ditch dug through the centre of the basin, with a strong gate at both ends, so that should any excess of water be present it can be safely and rapidly passed off, and prevented from overflowing the adjacent fields. Levees are also constructed on the outer edges of the field, and the water conducted past them and stored for use when required. The great central drain has gates opening from it into each field, and there are also openings in the outer levee so that water can be let in at any time when it is desired, and yet kept away from other fields where it is not wanted. The separation of different sections of the plantation by cross levees, thus cutting it up into plots of convenient size, is very necessary, especially at harvest time.

"In order that some idea may be obtained of the enormous amount of ditching and leveeing required on a rice plantation, it may be stated that Col. Screven, of Savannah, Ga., one of the best informed rice men in the United

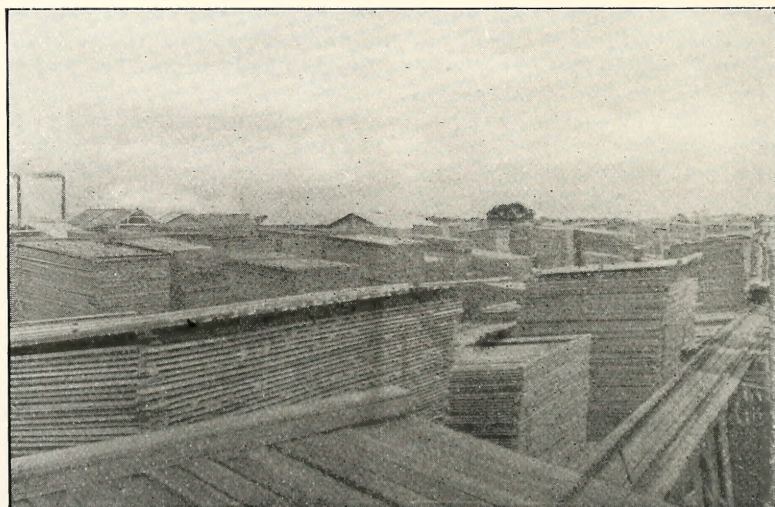
States, in his testimony before the Ways and Means Committee at Washington in 1890, calculated that a well-equipped place containing 640 acres would have drains and embankments footing up to 115 miles. To make all these levees and ditches would be too great a task for the spade, and a ditching machine, consisting of a huge plow-like arrangement drawn with a capstan, is used. These machines cut a ditch two feet deep and three feet wide, and throw the dirt out to form the levee, which is completed and put into proper shape by a man who follows with a spade. Three men can thus make levees containing six or eight hundred cubic feet of earth in a day, and at an expense of about two cents for each yard of work. Everything is done systematically, and with an eye to reducing expenditure in every possible way.

"To obtain the best results rice should be planted toward the end of March, or in the early part of April, as earlier planting sometimes rots in the ground or is stunted by cold weather, and later planting as a rule does not yield so well. Climatic conditions, however, maintain a certain margin around every rule of this kind. The preparation of the soil before the seed is put in is a matter of great importance. Mr. R. S. Stoddard, of Welsh, La., one of the most intelligent and progressive rice planters in the State, says in a recent letter to the writer that to this imperfect preparation of the soil is due to a vast

amount of loss manifested by undergrowth, uneven ripening, and failure to come up through the ground. The soil should be thoroughly pulverized after ploughing, and the additional work will be amply repaid by the increased output.

"The sowing in Southwest Louisiana is mostly accomplished by machinery of various makes, drills and broadcast seeders being both in extensive use. The White Honduras rice is the variety most commonly used, although the Carolina rice is very popular in some sections of the State. On rich soil between one and two bushels are generally planted to the acre, some planters differing from others in their opinions about the amount necessary to obtain the best results. The prevailing tendency now, however, is toward heavy sowing, and to endeavor to procure a good stand by planting more seed, instead of planting sparingly and expecting the rice to stool sufficiently to make a good stand. Conditions of weather and soil are not always favorable to this stooling process.

"The time that elapses after the rice has been planted until it makes its appearance above ground depends largely on the condition of the weather, but if all conditions of weather and soil are favorable it should show itself in about a week. Early planting is often slow to appear, while rice that is planted in the latter part of May or in June will sometimes be above ground in three



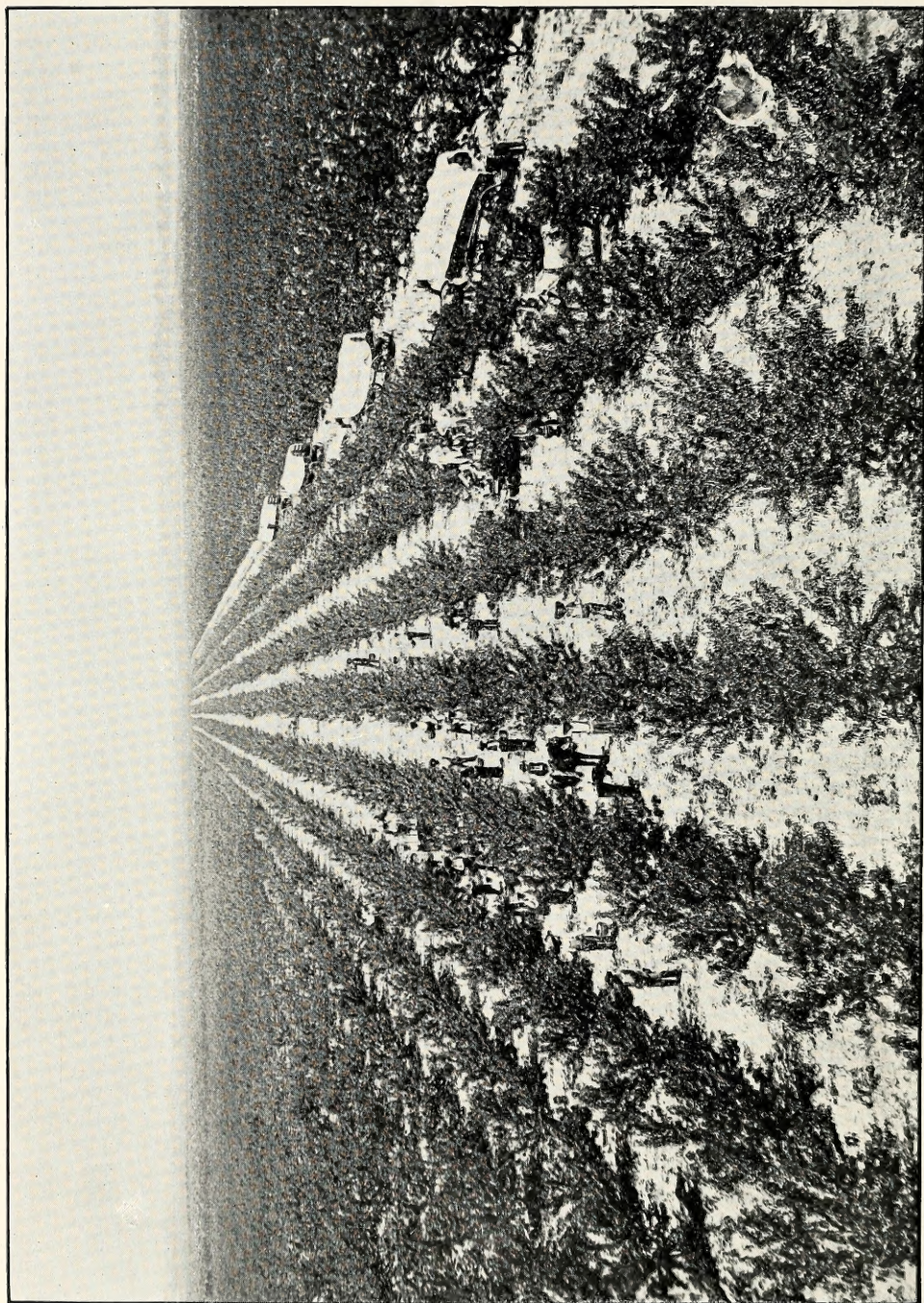
days. Water is generally turned on the rice soon after it is planted for the purpose of making it sprout, and for that reason this first flooding is called the "sprout water." It usually is allowed to remain on the field some twenty-four hours, and has not only the effect of sprouting the rice, giving it an early start, but it settles the soil, filling up all the cavities and making the young plants come up evenly. Another flooding, known as the "stool" or "stretch water," is turned on when the plants are about six inches high, and should only be about three inches deep to start on, being increased in quantity as the rice grows. When the growth has reached some two feet in height, if the weather is warm, deep water should be kept on it until the crop begins to get ripe.

"In Louisiana, owing to the firmness of the soil, self-binding harvesting machines are used with great success, and it is only a few of the small farmers who now use the sickle and cradle. An average yield per acre is about twelve barrels. A great deal of trouble is experienced from the attacks of "rice birds," which devour the grain with the greatest avidity, and produce the greatest amount of havoc. The damage that is sometimes wrought by these little pests is truly enormous, and all sorts of means are resorted to to scare them away. Scarecrows answer the purpose after a fashion, and animated ones, armed with some sort of a firearm, generally succeed in dealing death and destruction among the pestiferous little creatures.

"Very few, if any, planters clean their own rice. After it has been threshed it is shipped to a rice mill, either in New Orleans or some other point, and there cleaned. The process of cleaning is one requiring great nicety, and the value of the cleaned product is considerably dependent on how the milling is done. The rice is first screened to remove all trash and so forth, and is then conveyed to two stones about five or six feet in diameter and some eight or twelve inches thick, one of which revolves, while the other, called the "bed stone," is stationary. The distance between these two stones is about two-thirds the length of a rice grain, and the theory is that the revolving upper stone produces a sort of air

suction which raises the rice up on end at an angle of about forty-five degrees. The husk is broken open and the grain drops out, the chaff being blown away by means of a fan, and the rice is then taken by spiral conveyors to the pounders, egg-shaped vessels in which elongated cone-shaped upright pestles are continually working, and they remove by their continual agitation of the grain, the yellowish coating which it still retains, and impart to it a creamy tinge. The stuff that is removed is known commercially as "rice bran," and commands a price of about ten or twelve dollars a ton. After being thoroughly pounded the rice is put through a system of screening and fanning processes which effectually separate the bran from the grain proper. The rice is afterwards carried to the brush or polishing machine, in which, as its name implies, there is a rapidly revolving brush, which rubs off the inner cuticle and imparts a polish to the grain itself, the residue being a fine powder or flour called "rice polish." A combination of graduated screens then divides the rice into the several grades by which it is known commercially on 'Change, and it is then ready to be barrelled and put on the market.

"The prices that have prevailed for rough rice lately have not been what they should be by any means. The cause of this lies directly in the want of proper facilities for the storage of the crop, present conditions bringing about an enormous dumping upon the market at one time. What is needed are warehouses and elevators in which the rough rice can be stored and graded as is done with other grains in the North and West. This method would have the effect of straightening out things at once, and there is hardly any doubt but what it will be in vogue before very long, though the present tendency among the planters seems to be towards securing more mills and creating a greater competition for the rough product. This is a step in the right direction, but a sort of side-long one, for were the warehouses and elevators to be erected, and the planter thus enabled to keep from rushing his crop immediately on the market, the mills now existing would be found amply sufficient for all purposes."



A PEACH ORCHARD AT FORT VALLEY



A MILE OF PEARS.

GEORGIA FRUIT FAIRS.

By W. L. Glessner.

Much has been said and written regarding the wonderful advantages possessed by Georgia as a fruit growing section, and especially as to the perfect adaptability of its soil and climate in the production of peaches; but it remained for the Peach Carnival at Macon and the Midsummer Fruit Fair at Tifton, to give a living, glowing illustration of these advantages—a picture painted by the hand of the Great Master in nature's own colors. No one who saw these exhibits could ever after accuse the fruit catalogues of exaggeration in color or size, for here were peaches twelve and fifteen inches in circumference, brilliant

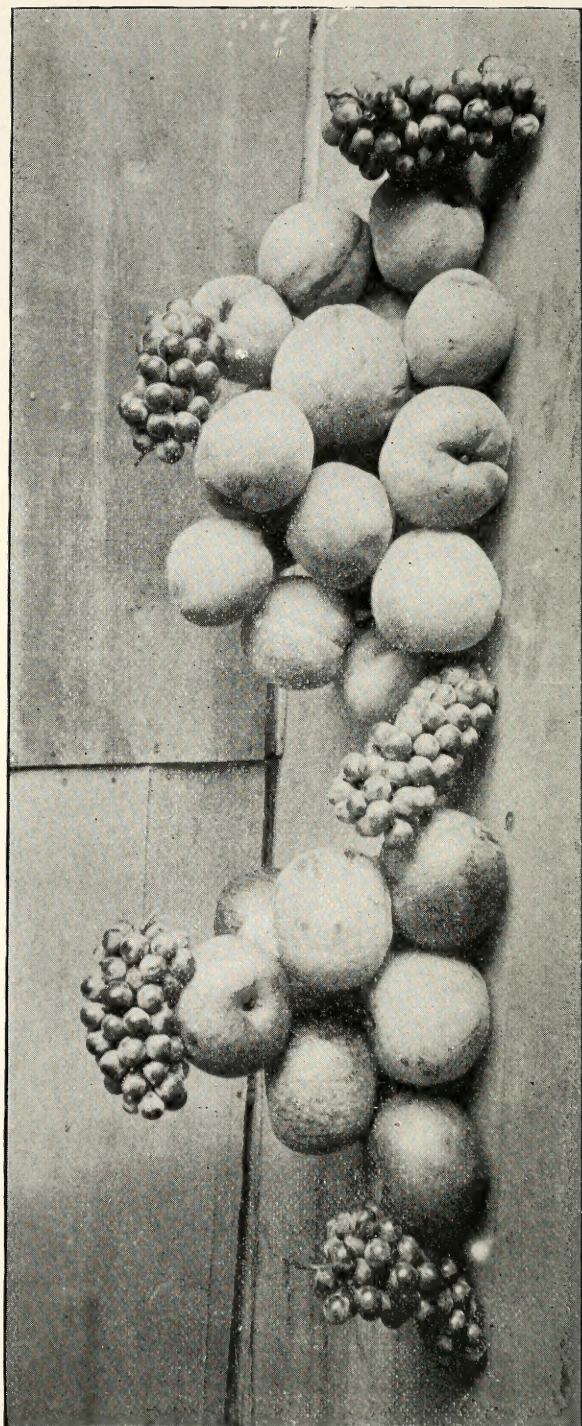
with their red and gold, tempting to eye and palate; plums in red, yellow and green, large as goose eggs; grapes in purple, pink and amber, the bunches weighing a pound and over; pears and apples in green, yellow and russet of all sizes and varieties; melons weighing from fifty to seventy pounds, with great red hearts of cooling juiciness. No more attractive and powerful advertisement of Georgia's horticultural advantages has ever been made. Those to the manor born were surprised at the rich resources of their native State, while the visitors from other sections were forced to acknowledge that the half had not been told in the reports which they had heard.

The Peach Carnival at Macon was designed to show to the world the great horticultural resources of the country which surrounds that city for a distance of a hundred miles in every direction,

NOTE.—The illustrations accompanying this article represent exhibits at the Macon Peach Carnival and the Tifton Fruit Fair, and localities from which some of the exhibits were sent. The engravings of orchard views were made for the SOUTHERN STATES from recent photographs of places along the Central Railroad of Georgia, kindly furnished for that purpose by Mr. J. C. Haile, General Passenger Agent of that road. The views of exhibits are from photographs furnished by the Georgia Southern & Florida Railroad.

and it attained the purpose for which it was designed. There is probably no other city in the South which could for twenty continuous days have made so fine a display of such perishable fruits as the peach and the grape. The carnival was held in the beautiful city park, and opened on the first day of July and closed on the twentieth. It was a great object lesson, for here could be seen peaches of every variety, from the seedling to that queen of all fruits, the Elberta; plums of all colors and sizes, from the product of the thicket to the Kelsey; grapes, from the pine and honeyed Delaware to the amber-green Niagara. In short, the expert and the amateur vied with each other in their efforts to show the greatest variety and handsomest fruits. This great and beautiful exhibit was purely a work of love, proceeding from a patriotic desire to show to the world the rich possibilities of this section. No premiums were offered and no admission was charged. It was a success in that it attracted people from every section of the Union and gave them a beautiful and practical illustration of what could be and was being done in Georgia.

The carnival was first suggested by Mr. Theo. W. Ellis, and secured the immediate and urgent advocacy of the Macon Telegraph. The Telegraph succeeded in arousing the interest and enthusiasm of all the public-spirited people of the city, and the enterprise was taken in hand by a number of progressive business men, who gave to it gratuitously their time, thought and en-



FROM AN EXHIBIT AT THE MACON PEACH CARNIVAL.

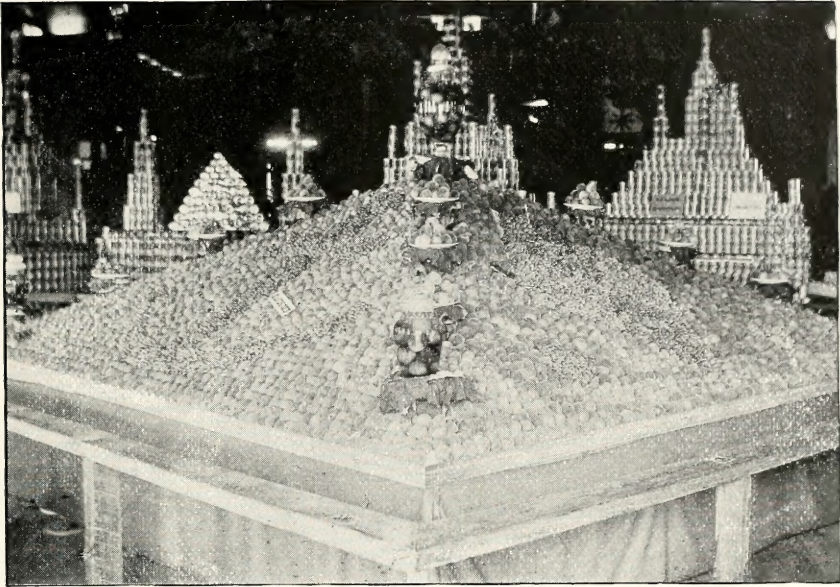


EXHIBIT AT TIFTON FRUIT FAIR.

ergies. The Peach Carnival has probably established itself as an annually recurring event.

The second annual Midsummer Fruit Fair was held at Tifton on the 10th, 11th and 12th of July, and some idea of its success may be gained from the fact

that there were 1594 entries. Experienced fruit growers from other sections declared it to be the finest display of fruit, in color, size and quality, that they had ever seen. Among the exhibits were a Chinese cling tree two years old, upon which were 115 peaches; a two-

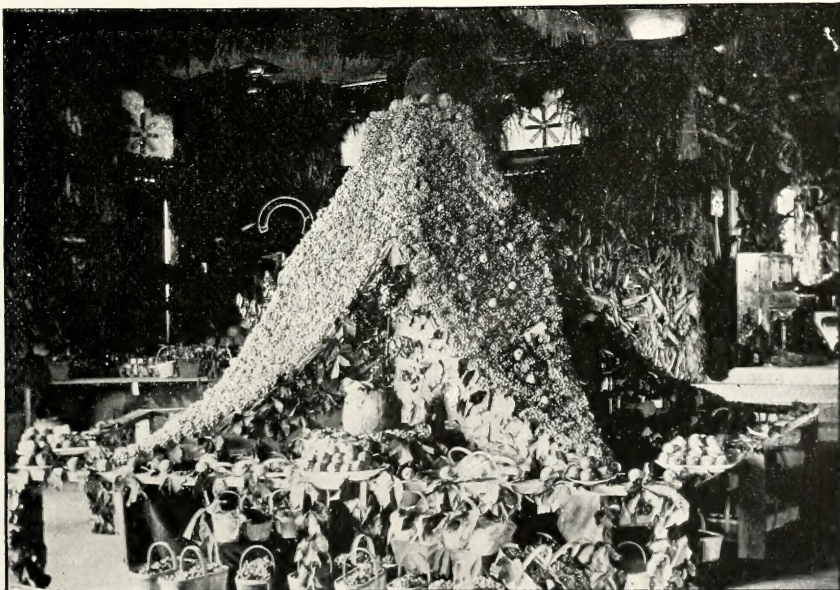


EXHIBIT AT TIFTON FRUIT FAIR



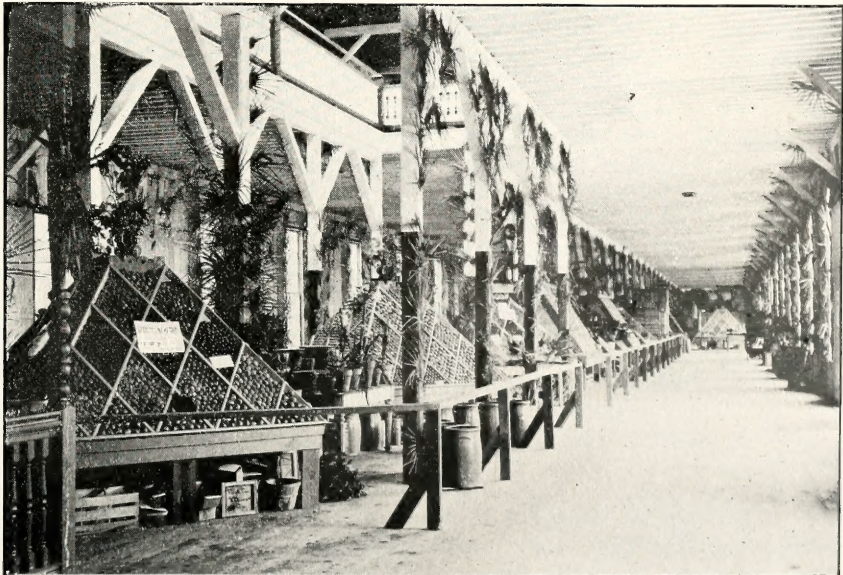
GRAPES, PLUMS AND WATERMELONS.



PICKING PEARS.

year old Kelsey plum tree with 350 plums; a peach seedling five feet ten inches high, from a seed planted March roth last. The fruit was not only perfect and in almost infinite variety, but it

was tastefully displayed. Among the exhibits were a star-shaped pyramid covered with a variety of grapes, the base being festooned with grapevines; a pyramid of peaches, with an anchor and



PEACH CARNIVAL EXHIBIT.

diamond in grapes on the side ; a handsome display of canned fruits by the Tifton Canning Co. The display at this fair is the more remarkable because of the fact that five years ago this section was an almost unbroken pine forest and the oldest orchards and vineyards are but four years' old. Among the successful exhibitors were Northern men who have settled in this section within the past three years. Excursion parties from Ohio, Pennsylvania, Indiana, Dakota and other States were in attendance, and were so impressed by what they saw that many of them purchased land and will move down in the fall.

The initial Midsummer Fruit Fair was held in Tifton three years ago at the residence of Capt. H. H. Tift. On a long table in the dining room was a handsome and tastefully arranged display of peaches and grapes for a party of Northern visitors whom I had brought down in July. That little display suggested the idea of holding a fruit fair, and the next year a special building was erected and the counties of Berrien, Worth and Irwin united in holding a fair at which there were over 1000 entries, and its success was so marked that an

additional building was erected this year and both were filled.

These midsummer fruit fairs have been productive of much good to Georgia in two ways. They have attracted to Georgia the attention of fruit growers throughout the Union, and many have moved to this section and planted out large orchards and vineyards. These fruit growers are intelligent and enterprising men, making the best of citizens. Holding these fairs in the hottest season of the year, visitors from the North are shown that the degree of heat in this section at this time of the year is no greater than in the North and, in fact, not so oppressive, and thus one great fear is removed. These Northern visitors have also a better opportunity of seeing the growing crops and forming a better idea of the agricultural capabilities of our section.

I believe that the example set by Macon and Tifton will be followed by other sections of Georgia and by other Southern States, and in a few years the midsummer fair will be an institution of the South, attracting thousands of visitors, thus eliminating the idea that the South is too hot for a white man to live and work in.



CROPS AND BUSINESS IN THE SOUTH.

Letters from Bankers and Others Showing that the South is Now Raising Its Foodstuffs More Largely than Ever Before in Its History; that Its Crops This Year are Unprecedentedly Large; that the Farmers are More Nearly Out of Debt and are Living Better than at any Time Since the War, and that Business in All Its Ramifications is Improving.

In 1894 the South raised nearly 500,000,000 bushels of corn. That was regarded as a very large crop and in some of the States the yield was the best for years. The great crop of 1894 will, however, be far surpassed by that of 1895. The South is rapidly diversifying its agriculture. Its acreage in corn this year is probably considerably more than in any former year. An unusually favorable season has produced a splendid crop, and the yield will certainly be 600,000,000 bushels—probably 650,000,000 bushels. At fifty cents a bushel, the general average price that corn commands throughout the South, this means a gain of at least \$50,000,000 to Southern farmers over the value of their 1894 corn crop.

A large corn crop is, however, but one indication of the diversifying tendency of Southern agriculture. Fruits and vegetables are attracting great attention, and the yields this year have been unprecedentedly large. The South has been blessed as never before in every crop except cotton, and though that may be smaller in yield than last year, its money value promises to be larger. It is an interesting story of abundant crops, of freedom from debts, of increasing prosperity which is told in the following letters to the SOUTHERN STATES from bankers throughout the South:

Frank Hammond,

PRESIDENT THE PEOPLE'S BANK,
GREENVILLE, S. C.

The business outlook for Greenville and surrounding country was never so bright as at present. Three new cotton

factories are now building, with good prospects for two more; large sums of money being paid out to labor; crop prospects never better, special attention being paid to a diversity of crops; cotton a little less in acreage, with an immense acreage in corn which promises large returns. Oat and wheat crops are large and well saved. Apples, peaches, grapes, melons and other fruits were never so plentiful as this year. No corn will be purchased by farmers for another year, and none at all will be shipped into this county during the next twelve months. We have vegetables in abundance and more attention is paid to saving them than formerly. More money is now deposited in banks by farmers than before in the history of the State. There is little immigration as yet in this section, but with our wonderful climate, and located near the mountains, with good water, it is a question of a short time when immigration will gravitate here with a rush.

J. G. Rhea,

CASHIER CITY NATIONAL BANK,
GRIFFIN, GA.

Business with us at present is almost at a stand still, as is always the case for two months prior to opening the cotton season. Our merchants and business men are stocking up in anticipation of a good fall trade. Our farmers report fair crops of cotton, and are buoyed up with the hope of obtaining higher prices this fall. Farmers say they have the best corn crop ever known in this section of Georgia. The oat crop was almost a failure on account of the severe winter

killing them out. Other small crops, such as potatoes, melons, fruits, etc., were never better. Our farmers bring meat to town to sell now, where they had to come to town to buy their meat a few years ago. It is a common thing to see farm wagons on our streets loaded with corn, fodder and hay to sell, and we look upon our farmers as the best off and most independent people in the world. The whole outlook, from our standpoint, is progressive and encouraging.

A. J. Rooks,

CASHIER FAYETTE COUNTY BANK,
SOMERVILLE, TENN.

Business of every kind has been better here by far since January 1st than at any previous time during the past five years. Crops of every kind are in fine condition and the prospects are very bright indeed. This county is shipping corn this year and the crop now growing promises to be the largest ever grown in this county. The large Northern immigration during the past eighteen months has had fine effect and caused great diversification of crops. The movement of Northern people into this county continues in ever increasing proportions, and the county is becoming practically a Northern colony. The immigrants are a good class of Northern farmers who come here with sufficient money to buy farms and generally bring their stock with them. All are making good crops and without exception are well pleased with their new homes. The fruit crop is immense, and is destined to be a leading source of revenue to this county. Our people extend to all who come here a cordial welcome, and this fact has much to do in causing the people to settle among us.

W. E. Ellis,

CASHIER CROWLEY STATE BANK,
CROWLEY, LA.

This section of country, which is in the heart of the river district, is doing fairly well. We have the prospect of an average crop, but prices are ruling low. Still I hope it will pay the farmer better than raising corn or oats in the

North. Money is very close and our people are making every dollar go as far as two did a few years ago. The financial depression has been a good lesson and the result will be beneficial. More corn is being raised this season than ever before, and it proves a paying crop. More attention is also being paid to fine breeds of hogs, which are being scattered largely over this section, and are found to be a paying investment. Fruit trees of nearly all kinds grow here luxuriantly, and we have a fine crop this season of peaches, pears and plums. This country is so new that much of our fruit has not yet come into bearing. Emigration from the North is quite brisk. Strangers are on our streets every day and reports of real estate sales are frequent. Our beautiful prairie lands are being taken up rapidly and the price is advancing. The canals which are being cut all over this country for rice irrigation, several of them with a capacity to irrigate from 10,000 to 20,000 acres of rice each, indicate the probable future of Crowley and her surroundings.

W. A. Law,

PRESIDENT SPARTANBURG SAVINGS BANK
AND CENTRAL NATIONAL BANK,
SPARTANBURG, S. C.

Both mercantile and agricultural pursuits have been characterized by unusual economy in Spartanburg county. For months we have not had a single business failure. Construction of several large cotton mills, an electric railroad and numerous small homes, have created a strong demand for labor, building material and hardware. These conditions and the probable higher price for cotton unite to create a much brighter outlook in trade circles. Cotton is late, poorly fruited and of much smaller acreage than last year. Corn has been planted much more freely than usual, and present appearances indicate an excellent yield both on uplands and lowlands. Much attention has this year been given to the planting of peas. Every year witnesses an increase in fruit and truck production, and the numerous cotton mill towns in Spartanburg county furnish a ready

cash market for such crops. We anticipate a bright future. Over 100,000 spindles now in course of construction show an immense development in our most profitable line of business, viz—cotton manufacturing.

John H. Leathers,

CASHIER LOUISVILLE BANKING COMPANY,
LOUISVILLE, KY.

The situation in Kentucky, both financially and commercially, is better than it has been for a long time past. Kentucky crops are good with the exception of wheat, the yield not being very large. Corn, tobacco, rye, oats and vegetables of all sorts and fruits of all kinds are abundant. Kentucky always has a great diversity of crops, and the general condition of the crop this year is very good. The financial situation is one of improvement also. Taking it altogether, so far as Kentucky is concerned, the outlook is flattering, and we are, we believe, on the eve of an era of great prosperity.

Meredith A. Sullivan,

CASHIER THE WACO STATE BANK,
WACO, TEXAS.

Since the panic of 1893, the banks in Texas have had a plethora of money. At that time they called in all the loans they possibly could from every source, and since then a great many of them have not been able to put it all out again. The merchants have been conservative, buying and selling cautiously, extending credit to only such as deserve it, consequently we have had fewer failures. Business is in a healthy condition; crop prospects were never better. Texas has never raised such a grain crop; corn and oats to spare, and as for cotton, Texas is strictly in the push.

The people of Texas have at last discovered the necessity of diversifying their crops; they are now planting hogs, and propose to raise their own meat instead of going to Chicago and Kansas City. They are planting fruits and vegetables, and propose to take advantage of the resources God Almighty has given them. All we need is people and money to develop what we have.

Hon. Sturges E. Jones,

MAYOR OF THE CITY OF ROANOKE,
ROANOKE, VA.

We have in this section of Southwest Virginia most excellent crops. The wheat crop is above the average per acre by several bushels. The oat crop is also excellent, and the corn crop is the most superb one that I have seen in many years. There is also a great quantity of fruit—apples, peaches and other fruits of various kinds; in fact, this year will be a noted one in this section of Virginia in the way of products.

As to the business outlook, it is improving and brightening each day. The Roanoke Machine Shops have recently gone to work on regular time of ten hours per day, and are now working 200 more men than they have for the past three years. This is regarded by our people as indicative of better times, more money, better wages, and, indeed, a period of prosperity and happiness.

The Norwich Lock Manufacturing Co., in the western portion of the city, has also increased its force recently, and is doing considerable work in its line. The Castle Rock Mining Co. is negotiating for the lease of the Roanoke Iron Co.'s furnace, with good prospect of securing same, and it is believed that this furnace will soon be in blast and will employ at least 100 men. The two furnaces of the Crozer Iron Co. are now in operation.

The strike in the coal fields of Southwest Virginia materially affected business of this city, and, in fact, at all points of importance along the Norfolk & Western Railroad from Lynchburg west. This strike, having now been satisfactorily settled, and the employees of the railroad who were laid off on account of this strike having gone back to their employment, and the prospect for the expenditure of considerable money in the way of labor for the repairing of cars and engines and the building of new freight equipment is better perhaps than it has been for two or three years.

Confidence is being restored, and we have every reason to believe that within the next two or three months the City of Roanoke will be in better condition

than it has been for the past eighteen months or two years. Idle men will find employment, and the wheels of industry will be again put in motion and all things will move along in that smooth way which indicates prosperity, success and thrift.

There has been no immigration of farmers from the North and West to our section recently, though there has been a stiffening of prices for farming lands in all this section, and farms are selling better and are more in demand than city property.

W. J. Cameron,

CASHIER THE FIRST NATIONAL BANK,
BIRMINGHAM, ALA.

The business situation is much improved recently as evidenced by increased clearings and renewed activity in real estate, though prices for the latter are still greatly in favor of the purchaser. The advance in iron is causing many furnaces to go into blast with a considerable consequent increase of output for this section and with immediate local benefit arising both from the larger number of men employed and from advancing wages to all workmen.

The past year has been a very good one, too, for our farmers. As a rule, they have bought no corn this year, and all the merchants report much smaller demand for advances on crops than usual. It has been a remarkable season in many respects, but most striking perhaps in the vast crops of fruit, vegetables and melons raised and marketed. This comparatively new source of profit to our farmers has been assisted materially by good roads and a constantly increasing home demand. All conditions are favorable for good crops and a profitable year in this locality.

W. G. Brockway,

CASHIER FIRST NATIONAL BANK,
GADSDEN, ALA.

Business conditions in Gadsden are better than they have been for a long period. The Weller Pipe Factory & Machine Works is one of the new

enterprises for Gadsden which is being opened up and will be ready for business within the next ten days, manufacturing a very fine grade of iron soil pipe and general machinery, employing from thirty to fifty hands, and with ample capital to carry this enterprise into a successful business. The large cotton mill now being built by the Dwight Co., of Boston, and located at Gadsden, is under roof and will soon be ready for the machinery. They will be erecting 150 houses next week. The factories of Gadsden are busy and prospering. The bank clearings for the city are equal to the busiest period of the year. Farmers are borrowing less than usual this year and are diversifying their crops as never before. This county has been favored with fine seasons, and the prospects for all crops are very fine and comparatively safe from any danger. Many farmers from the North and West are visiting this section and some have settled here.

Geo. B. Edwards,

PREST. EXCHANGE BANKING & TRUST CO.
CHARLESTON, S. C.

In reply to yours of 3d instant will say that for several years past the farmers in this vicinity have been giving special attention to the growing on the farm of all the necessary food crops to sustain the farm and their households. This of course has somewhat reduced the volume of the provision trade in this section of the country, but has increased the business of other branches of trade, such as dry goods, groceries, boots and shoes, &c., &c.

Many farmers have gone into the cultivation of fruits and vegetables with wonderfully profitable results; this is particularly the case around Charleston, where the annual product of fruits and vegetables amount to more than two million of dollars in actual cash.

This location is particularly adapted for the growing of garden truck for the Northern and Eastern markets, for the reason that the seasons are sufficiently early for the products to command good prices, and yet not early enough to have the prices affected by the cold

weather at the North and East, which is the case when garden products come into market too early, and before spring has really opened.

So far there has been no immigration of farmers from the West, for the reason no doubt that they are not aware of the peculiar advantages of this locality for truck-farming; there are, however, a number of farmers from the North who have located here and are making a fine success of market gardening.

Jos. A. McCord,

CASHIER ATLANTA TRUST & BANKING CO.
ATLANTA, GA.

The extreme panic that has been on the country for the last four years has been felt to a great extent in this section, although I believe it has hurt the South less than any other section of the Union, with the possible exception of the larger cities that continue to grow regardless of the financial condition of the country, but it is my pleasure to state that, in my opinion, the business condition of this immediate section is in a far better fix than for several years past. All the schemes of promotion and development that did not have a sound and safe basis have been crushed and have vanished, but any enterprise that had real merit in it, although suffering from the extreme panic, will come out of it in much better shape than if the conditions had been changed. The business of this institution is principally with the merchants, as three-fourths of it is with the mercantile trade. We can see a much better state of affairs than for some time past. The merchants are selling a smaller quantity of the real necessities of life than they have for several years. This is brought about by the farmer diversifying his crops and raising more bread-stuffs and meat at home than they have since the war between the States. There is a decided increase in the corn production. Some sections of our State within a radius of 150 miles of Atlanta are giving considerable attention to the development of fruits of different kinds. The peach crop in this State has been finer than it has been for years; more of it has been marketed, as the facilities

for marketing it have been better. The competition between the railroads causes it to get prompt attention and transportation, thereby opening up new markets for the entire trade. In reference to the farmers coming from the North and West, there have been some few colonies located in the Southern part of the State. We have had an influx from the North and West in the middle part of this State for several years, and when one of them comes another follows. The most hopeful sign for the immediate prosperity of this section that I can see is that the farmers are learning to economize. Last season they only got five cents per pound for their cotton—cotton being the money-producing product of this section. They are now basing their expenses on this price. Heretofore they have been running their expenses on a basis of eight cents. In this there is a saving of about 40 per cent. Then with the increase of business and restoration of confidence, I feel sure they will get a better price for their crops, and thus what they save by economy will enable them to extinguish the debts they now owe.

R. T. Nesbitt,

COMMISSIONER OF AGRICULTURE,
ATLANTA, GA.

The prospects for the crops are as follows: Corn, very fine all over the State, except over some small areas. The State will make more corn than ever before in her history. Cotton is not so good, from ten days to two weeks late, and unless we have a late and open fall, the crops will be much cut off in the upper part of the State. With favorable weather from this out, I hope for a yield of three-fourths of last year's. The minor crops, such as rice, ground-peas, sugarcane, sorghum, field-peas, potatoes, etc., are without exception unusually fine, and good crops of each are almost assured.

The fruit crop, which has mostly been saved at home, or shipped to the North, was simply phenomenal. Beginning with strawberries in the early spring, and going through the whole list of fruits and berries, Georgia has raised them all in great abundance, and

many of the growers have been well rewarded.

The day of diversified farming has reached this State at last, and we are no longer slaves to King Cotton. In the past five years there has been a great deal more attention given to the raising of corn and hogs, and the grasses and fruits, and in many towns where three years ago the surrounding farmers bought all their bread and meat, now you can daily see home-made bacon and lard and corn offered for sale. Our people are erecting creameries and canning factories, and establishments for evaporating fruit, and are clearly traveling the road that leads to independence and wealth. Not many Northern immigrants as yet, but the stream has turned this way, and I look for a large influx of Northern men during the next twelve months.

John W. Reynolds,

PRESIDENT FIRST NATIONAL BANK,
ROME, GA.

The financial situation is much brighter with us. Really, Rome has not suffered much from the recent panics. Our diversified manufacturing interests are very large and successful. The crops are very fine. The corn crop is about made, and it is very large. Diversified crops are the order of the day in this section. If this is kept up at the present rate, in a few years the cotton crop will be our surplus. As yet there is no appreciable immigration from the North to this section.

S. Levy, Jr.,

PREST. THE COMMERCIAL NATL. BANK,
SHREVEPORT, LA.

The most significant indication of restored confidence and prosperity in North Louisiana is the very limited demand for money at this, our dull season of the year; again, all wholesale houses in this city last season were selling goods on long credit, now, as a rule, are receiving cash payments. Cotton, though late, promises to yield a good crop, and as trade conditions indicate, a fair price will be received for it. The farmers of North Louisiana

have increased the acreage of corn to such an extent, and are raising hogs also, that as a rule they will not only have a bountiful supply for home consumption, but hundreds of hogs will be shipped to Chicago.

The fruit and vegetable industry in this immediate vicinity has grown to such proportions that the growers have formed a shipping association. This has proved very satisfactory, and in this industry the future promises all the most sanguine could anticipate. The immigration to Western Louisiana from the North and West continues in a steady stream, and is of a very desirable character. To a man they are self-sustaining.

In this connection I have to say there are still thousands of acres of virgin lands here waiting for the man with his hoe, and which can be bought very cheap and on most any terms. Anyone who knows the restlessness and dissatisfaction prevailing among the farmers of many parts of the West and Northwest would be forcibly impressed with the wonderfully contented disposition of our farmers. The cause of this is simply prosperity.

J. B. Anderson,

CASH. THE EXCHANGE NATIONAL BANK,
TAMPA, FLA.

The principal industry in this section up to the freeze of last winter was that of growing oranges and lemons, but with the exception of the section of the country about fifty miles south of us the orange and lemon trees were almost entirely killed. Many of the groves, however, have sprouted out and the trees appear to be doing fairly well under the circumstances. Down in what is known as the Manatee section there is a large quantity of vegetables, such as cabbages, potatoes, tomatoes, etc., raised in abundance. The crop this year has been fairly good. We will in this immediate locality have no oranges to ship next winter. Some few will be shipped from the Manatee river country.

Our principal industry in Tampa is that of the manufacture of cigars. We

have 140 cigar factories in operation. The output per annum is about seven million cigars. The weekly pay-roll averages the year round about eighty thousand dollars.

Tampa is forging ahead, rapidly building up. We have had by actual count an increase of eight thousand population in the past twelve months, and still they come. We have the finest hotel here in the United States, the "Tampa Bay," and one of the finest ports on the Gulf Coast. The custom house receipts are nearly as large as of any port in the United States. We have the best of health and the finest climate in the world.

T. D. Berry,

PRESIDENT FIRST NATIONAL BANK,
BEDFORD CITY, VA.

I think that the business outlook in this town and county was never brighter, and I believe that the farmers in our section are to-day in better fix than for some years past. Nearly all of the farmers are diversifying their crops, and in place of all "tobacco," nearly every one has corn, wheat and cattle to sell. On the north side of our county mostly cattle are to be found, which of course means that more grass is grown. The cultivation of fruit has of late years been pushed hard, and in the fall of 1893 one of our farmers sold his apples for \$3000 net on the trees. There is no finer apple country in the United States than our county, and it promises to become a great industry. There are not many new settlers coming in our section; I think it due entirely to the lack of advertising, for no country in the United States can make a better show than old Bedford. There are a great many new canneries (tomatoes) being erected all through our section.

J. A. Conway,

ASST. CASHIER MERCHANTS' NATL. BANK,
VICKSBURG, MISS.

The low price of cotton for the past two years has taught our planters a valuable lesson and a ride through some of our largest neighboring plantations just now would leave the visitor in doubt

as to whether he was in a cotton or corn country. The lumber interest is well represented here, as well it should be, for our easily-accessible forests abound in huge pine, cypress and oak trees, the supply being practically inexhaustible, and three mills with an aggregate capacity of about 135,000 feet daily keep their saws singing merrily in the attempt to supply the home and foreign demand. Fruit is here in great abundance, and in hucksters' carts and at fruit stands fine peaches, pears, grapes and watermelons of native growth find ready market at fair prices, while on the farms sweet potatoes, Irish potatoes, peas, rice, oats, millet, sugarcane, sorghum and clover diversify the fields and bring a better revenue per acre than cotton used to yield. Our people who are industrious are fast becoming independent, and while the condition of the cotton crop, owing to excessive rains, is not as good as it ought to be so near "laying-by time," still the outlook for crops and business is good, and all we want is immigration.

Frank Roberts,

CASHIER CALCASIEU BANK,
LAKE CHARLES, LA.

Business in Lake Charles and the neighboring towns is in a very healthy condition now, and the outlook for the fall is unusually bright. The rice acreage in this vicinity is the largest it has ever been, and it now promises to be of the best yield and quality. The crops this year have been made by the farmers with less outside help in the way of advances by merchants or brokers than ever before. As a rule our farmers are growing all the corn, fruits and vegetables they need for their own use, and in many cases they have a surplus for sale. A leading wholesale grocer told me a few days ago that he would not place an order this year for canned fruits, as his sale of fruit jars indicated that there would be as large a quantity of home fruits put up this year as had heretofore been consumed in a year. This section of the State is attracting the attention of Northern homeseekers and Iowa, Illinois, Indiana,

Kansas and Nebraska can each count their scores of sons and daughters who are now glad to call Southwest Louisiana home.

W. S. Davidson,

PRESIDENT FIRST NATIONAL BANK,
BEAUMONT, TEXAS.

The business conditions are improving in this section. This is a large yellow pine lumber producing district, and while production is yet restricted to two-thirds output, demand is increasing and prices are advanced and advancing. A hard-wood mill is being built as a result of the inexhaustible quantities of oak, ash and other woods in close proximity to this point to be had at very low prices. It is thought large quantities will be exported. Farmers in this county raise little cotton or corn. Rice is the principal crop, while fruits and vegetables receive their share of attention. The rice crop is excellent, and with an abundance of cheap lands, the large profits realized from its culture have attracted quite a flow of immigration from the North and Northwest, and the country is rapidly filling up with worthy people. Stimulated by the large and profitable crops now assured, no doubt this inward flow will receive additional impetus during the coming fall and winter, resulting in a much increased population.

Arthur Tong,

CASHIER BANK OF HAMMOND,
HAMMOND, LA.

The merchants of our section are doing good business on small margins. Times are close, but collections good. The diversity of crops is greater than ever before, corn taking place of cotton. Crop prospects are good. Fruits and vegetables are a specialty with us. There has been a steady incoming of people from the North and West and we look for more during coming winter.

T. J. Cornwell,

V.-PREST. THE BESSEMER SAVINGS BANK,
BESSEMER, ALA.

A permanent revival of business seems to have set in for our section. Wages generally have been increased

from 10 to 20 per cent. during the last sixty days, and everyone feels more hopeful for the future. Our furnaces, cast-iron pipe and foundry works, coal and ore mines and lumber industries are all working full capacity. The farmers in our section have for the last few years given their attention to a greater diversity of crops and with much success. They have little trouble in disposing of their product, almost right at their doors, on account of the number of people who work in our mines and other industries. For this reason our producers are not troubled with the expense and loss attached to shipping their products away from home. There have been a few, though not many, immigrants to our section of farmers from the North and West, yet we have a fine soil well suited for growing most any crop, fruit or vegetable, and our climate is unsurpassed.

J. W. Burke,

RECEIVER CHATTANOOGA SOUTHERN R'Y,
CHATTANOOGA, TENN.

In an experience of nearly thirty years' residence in the South, the prospects of plenty, prosperity and contentment were never known to be as good as they are to-day. First of all, the people of this section are blessed this year with the most bountiful crops they have had in many years. The rains have been seasonable and abundant, and the weather so propitious that the entire land looks like a green garden.

The enormous increase in the area of the cereals, corn, wheat, oats, rye, etc., and the decrease in that of cotton, the unprecedented supply of all kinds of fruits and early vegetables liken this country to-day to the most prosperous parts of the great West thirty years ago. The system of farming is undergoing a great and healthy change. The South is raising what she needs. The last five years' experience have inculcated practical lessons of economy in the South that have proved real blessings. Considerable inquiry is being made for lands in this region.

I wonder how it is that the dweller in the far West will fight it out there,

amidst blizzards, and cyclones, and droughts and floods, and turn his back on the glorious regions of North Alabama and Georgia and East and West Tennessee, with their genial climate and producing soils. All along the line of this road, from Chattanooga to Gadsden, on the slopes of Lookout mountain, and the fertile valley at its base, every crop, every fruit, every vegetable may be raised in the proper seasons. It is a "veritable garden" at present writing. Hundreds of acres of strawberries and thousands of acres of peach trees are being planted at various points along the line by Northern settlers, who, "knowing a good thing," have settled there.

But the best and most hopeful sign of the times is "the new era" in political matters. The farmers pay more attention to their crops and domestic affairs, and have assumed an air of individuality and independence that argues well for the prosperity of this section. In matters of government, finance, tariff and many other public affairs, the Southern farmer is beginning to think for himself and vote accordingly.

We no longer are menaced with the "negro question," that baleful subject that has kept the South in political thralldom since the days of the war. The negroes are contented and peaceful, and the best and cheapest set of laborers for this section on the face of the earth. Another cheering fact is that the South is practically out of debt. With the present large crop harvested the farmers will owe practically nothing.

The old practice of mortgaging the crop for advances is going out of existence. The immigrants are examining, seeking, coming. The railroads are plied with inquiries from the West.

The fruit raiser is the pioneer in this healthy invasion of our Southern high-

lands; but the farmer and the stock raiser are soon going to find out the splendid natural advantages of the soil and climate, and the rush will be great.

If he who still doubts the capacity and future of the South will come to Chattanooga or Atlanta and watch the special trains that daily leave these cities by the score, freighted with early vegetable and fruits, he will change his mind as to the destiny of this section. We are in the middle of the road, and "getting there" as rapidly as healthy progress requires.

O. W. Steffins,

PRESIDENT FIRST NATIONAL BANK,
ABILENE, TEXAS.

The conditions in the Abilene country are better than for several years. A large forage crop is being grown, which being utilized as cattle feeding, insures good returns, while the grass on the range is beyond question far superior than it has been for six or eight years. The cotton crop is very promising; more so than for many years past. The business outlook for a fall trade was never better; neither was the crop so much diversified as it is this year. The most of our farmers are also raising more hogs than ever before, and in nearly every instance enough hog product will be made for home consumption, as the corn crop is very good. The fruit crop is very large, especially peaches, plums and vine crops. Like watermelons, peaches, large, (three weighing two pounds) are constantly seen on our streets and sold at fifteen cents per bucket, while watermelons weighing fifty to eighty pounds can be purchased at from ten to fifteen cents. Nearly all vegetables in like proportion. Some immigration coming in.

A SOUTHWARD MOVEMENT FROM KANSAS.

By Frank Y. Anderson.

A movement of much significance and importance in a number of counties in Northern and Western Kansas is attracting attention. It originated with an insurance firm at Clay Centre, Kansas, whose business requires them to travel over seven counties.

In doing this they discovered a general and growing dissatisfaction among farmers with the conditions existing in that section and a disposition to move to the South. Recently they set out to organize an immigration club, in whose ranks should be enrolled all those wishing location for a home in the Southern States. The idea was heartily received and in less than ninety days the heads of some four hundred families had become members of the club.

As soon as the promoters of the scheme realized the magnitude of the movement, a feeling of responsibility came upon them as to the proper place in the South to locate these families, and in order to be relieved of this burden they concluded to call a meeting of the members of the club and invite representatives of railroads and land companies from different Southern States to address them.

This meeting was held on the 17th day of June at Clay Centre. The people came from the surrounding counties, and the large hall was packed with an immense crowd anxious to be informed as to the best attractions of different parts of the South.

The meeting resulted in the appointment of a committee from different counties to investigate, by personal examination, the different localities represented, the club to be guided by their report.

The writer was one of the persons who addressed this committee. He has been a resident of the South all his life

and never was as far West as Kansas before taking this trip.

From a farmer's standpoint, the country in the neighborhood of Clay Centre, Kan., is apparently one of the finest he had ever seen. The soil is black and loamy and capable of producing large yields; the country is level and presents many attractions to the farmer; yet, strange to say, the constant thought of the inhabitants is how to get away to some other section of the country. The reason of this is, that no matter how fine the crops may be, they are liable to be cut down and ruined in twenty-four hours by the hot winds which prevail during the summer; sand-storms also invade the country, and have been known to almost ruin entire crops in one night. The hot winds, however, are the most prevalent and scorch and burn up the entire crop of a vast territory inside of thirty-six hours and cut the shorter and weaker crops down as if mowed with a sickle. The country, being devoid of timber, presents no obstacle to the bleak winds of winter, and as wood is exceedingly scarce, the home comforts, for want of heat, are very meagre, making life a constant battle for the few luxuries received.

The consensus of opinion seems to be that a large number of those who can will leave Northern and Western Kansas for the South this fall. If Providence should smile on this country and keep the hot winds from blowing this year, so as to enable the farmers to cure a reasonable amount of crops and thus realize sufficient money to leave on, the exodus will be immense. Should, however, the hot winds prevail this year as they have been doing for the past three or four, want of means will compel large numbers to remain until some off-year when the hot winds will

not blow and nature blesses them with some rain.

When you come to understand the misfortunes that prevail in that section of the country, it is strange that it has any inhabitants at all; and could these people realize the great advantages which the South has to offer in the shape of cheap lands, productive soil, never-failing crops, an annual rainfall

equal to the necessities of the farmer, constantly flowing streams of clear water in all sections, and climate unequalled for its uniformity of temperature and healthfulness, they would lose no time in moving into this section of the country, and thus enjoy renewed health, better financial condition and peaceful and happy homes.

WHAT THEY THINK OF THE SOUTH.

A Continuation of the Series of Letters from Northern and Western Farmers and Business Men who have Settled in the South.

"Enjoying the Happiness that Comes from Contentment."

B. C. QUAM, Hammond, La.—I came here from Hastings, Minn., in the fall of 1889. My means were limited, and I bought ten acres of ground, mostly on credit, with easy terms. In November I planted my first crop of strawberries and marketed them the next April. I am a painter and for the most part worked at my trade, giving my crop but little time, deriving but little profit, but valuable experience. Continuing my trade, at which I found a plenty to do, the next season I planted two acres of berries, shipped to New Orleans and Chicago, resulting in a profit of \$500. I have continued this amount of strawberries each season since with variable results, sometimes more than the above, once a little less. Meantime I have planted other fruits, several varieties of plums and pears. My Kelsey plums fruited in three years, growing the finest fruit, some of it measuring eight inches in circumference. Some other variety of plums fruited the second year from planting. Keifer pears grafted on Le Conte stock fruited in three years from planting.

In the way of vegetables, I have been successful in growing shallots, beets and lettuce, all of which have brought satisfactory revenue; on one-eighth acre of beets last year, I took notice of the cost of everything pertaining to their growth

and cleared \$50. Please understand during all of this time I have worked for the most part at my trade, and being unable to give the fruit growing proper attention, have not attained near the results that were possible.

I am a Norwegian. My family comprises self, wife and four children, and we have never been as well as since we came here. The climate seems as nearly perfect as can be—neither too warm in summer for me to work at my trade every day, and in winter I have never experienced the slightest discomfort from cold. The sum of the whole matter is, I am enjoying the happiness that comes from contentment, and can truly say to my countrymen that I am no exception. What I have attained can be reached by anyone, or better by ordinary industry.

Climate, Health, Soil, Products and Social Conditions in Alabama.

J. A. HALL, Collinsville, DeKalb county, Ala.—The writer has been a citizen of this locality for twenty years. Extending over that period, the lowest fall of the thermometer noted is fifteen degrees above zero. The summer heat, though of long duration, is not so intense as most persons would be led to suppose. On no occasion have I seen the thermometer register a hundred in the shade—yet it passes up to eighty-five, and from that to ninety-five, many

days in succession. Snowfall in winter is the exception, not the rule. As to health, we compare most favorably with any region in America.

There are many old people in this vicinity, and I point to them as evidence of health and prolonged life. The water here is of good quality and abundant supply. It not only runs out, but gushes from numberless springs which feed the small and larger brooks that plow our valleys. Water is one thing of which we boast, and we can show what we proclaim.

As to schools, we hope for an improvement—yet even now they are within the reach of all, and a rudimentary education can be inexpensively secured. Churches are located in such numbers as to be accessible, and denominational choice need not be ignored on the score of remoteness.

As to social standards, we have, like all other localities, the grades incident to small town and rural life. Of the colored race, there are but few here, and contact with them need not fill one's mind with fear or doubt. They prefer, and usually do live, in a settlement of their own. They also have their own schools and churches. As to political creeds, talk and believe as you like; vote as you choose. You will not be ostracized for it.

As a home for those who wish to engage in agriculture, there is no country in all this vast American domain in all respects superior to Alabama. The soil and climate respond with promptness to the touch of the husbandman, in the full and complete development of such small grain as wheat, rye, barley and oats. If one will plant and work, one will be obliged to reap. Corn and cotton at present rank first in importance. The former grows and matures here in a most perfect state. Cotton (upland) is raised here quite extensively, and connected with other farm products, will leave some margin after deducting expense. The soil is so varied in its nature that almost any kind or variety can be secured.

The cost of lands in large bodies has quite a range in price. It is worth from \$3 to \$25 per acre. Many varieties of

grass grow nicely here, which can be consumed as pasture or cut for hay. This is a country and State with a great future.

In years to come, when these United States will count two hundred million as her population, Alabama will be ready to present her fiftieth part. You who struggle in the oft snow-bound East for your own and families' needs without a margin, come to us. You that dread the terrors of a Northwest blizzard, come down here; you that have small means and want a home, buy it here; you that have means and leisure, come and search us out, and then determine for yourself if this is not a land of great promise—a land that will in the near future have in operation its thousand-wheeled industry and send over its borders its fabrics and its wealth.

We need immigration, and those who wish to emigrate can find that for which they seek right here.

As Fine a Country as There is in the World.

DR. S. E. WHEELER, Greenfield, Tenn.—I was raised in Michigan and have lived in Kansas, Indian Territory, Illinois and other States, and will say that we have as fine a country here as there is in the world, for any kind of fruits, grain, hay and stock of all kinds. Hay can be raised in abundance, and it is ready sale. Corn will average with any State. It grows fine wheat, and lots of it, to the acre. Any kind of grass does well. It is one of the finest sheep regions I ever saw. Hogs do first-class; in fact this is the country for any kind of stock, because the winters are light. Instead of having your money tied up in houses and barns, you can invest it in good stock and let them run most of the winter without shelter, but a cheap shelter is an advantage, as any stock raiser knows.

The country is rolling; sandy and clay loam; fine springs and rivers. Timber—poplar, oak, beech, gum, ash, elm, hickory, maple and several other kinds.

Greenfield is a fine little town, about 40 miles North of Jackson and about 70 miles South of Cairo, on the Illinois

Central Railroad. The population is about 1300. There is a fine brick college, five good churches, box factory for making all kinds of fruit and vegetable boxes and baskets, a fine roller mill, stave factories, planing mill and saw mills. Twenty-five or thirty new houses are under way at present.

The climate is fine. One can do with one-fourth the winter clothes you could in the North. Health is good and a first-class living is made easy. A person can make a fortune raising chickens. A worker can put in eleven months in a year. I have been here six years, and know just what I am talking about. Furthermore I am no real estate agent. We can grow good tobacco and cotton. Good farm land can be had from \$10 to \$40 per acre. Fruit land adjoining town is worth from \$50 to \$100 per acre; town lots from \$100 to \$400 per acre for dwellings. Come on with good cows, hogs and horses. Start dairies and stock-raising right. The people are good, whole-souled, clever and friendly, and will welcome all.

A Minnesota Farmers' Opinion of Mississippi.

H. F. MESSER, Aberdeen, Monroe county, Miss.—I have lived nearly all my life in the North. More than twenty years ago I moved from New Hampshire to Minnesota, where I farmed until about two years ago. Then I came to this part of Mississippi on a prospecting tour, and being favorably impressed with the outlook, I returned to Minnesota and brought my family to this place to spend the winter and spring and satisfy myself further as to investing here and making this my future home.

The farming seasons extend from February to the middle of October or November, and March, April, May, June, October and November are as delightful as any country. December here is similar to October in the Northwest. Coal, wood and water are plentiful and cheap. The water is everywhere good; in many sections fine springs abound; everywhere good wells can be obtained at reasonable depth and cost,

and artesian wells flowing cold streams can be had at a moderate cost. On the prairie, owing to its healthful limestone understrata, the water is frequently "limed," but cisterns can be had at reasonable cost, which are filled by the winter rains, and the water is pure and cold and free from lime all through the summer, should anyone object to the lime.

In natural grasses and pasturage this portion of the country can compete with any, and is adapted to the cultivation and growth of everything that goes to make up the farmer's living. Though cotton has been the main growth, the farmers for the past two or three years have been turning their attention more to diversified crops, raising clover and stock. The prairie soil here is peculiarly adapted to red clover, and considerable portions of it are being sown with it. I have seen this spring as fine red clover growing here as anywhere in the North or Northwest, which means that it will be but a few years before this prairie land will be restored to its original fertility by being changed in clover and proper cultivation. It is also adapted to the growth of corn, wheat, oats and nearly all farm products. Vegetables and fruits raised in the South, with railroad facilities as convenient as could be desired.

Horses, mules, cattle, hogs and sheep can also be raised as well as in any country. The healthfulness of this country will compare favorably with most any, as the appearance of the men, women and children will indicate. It is free from epidemics.

I find the people social, hospitable and neighborly, and doing all in their power to invite immigration to share in the advantages and develop the blessings of this climate and soil. These prairie lands, I find, were assessed for taxes before the war at from \$30 to \$50 per acre. They can be purchased now from \$8 to \$15 per acre, and a few years in red clover and melilotus, with diversified crops and proper cultivation, will restore them to their original fertility.

As evidence of the Christian spirit and good morals of the people, you

find here Methodist, Presbyterian, Baptist and Christian churches in nearly every neighborhood in the country, and the same in nearly all the towns, with the Episcopal and Catholic churches in addition. Free public schools, separate for whites and blacks, are established all over the State, and much interest is manifested in them.

Health Restored.

W. J. FOSTER, Terry, Hinds county, Miss.—I came here from Alta, Buena Vista county, Iowa, October, 1886. I left on account of my health. I would break down at times and have a spell of sickness, generally rheumatism. Since coming here I have gained in health and strength every year, and now at the age of 57 I feel like a boy. We can grow almost everything that you can in the North. Even wheat can be grown here. Oats, corn, rice, Irish potatoes, sweet potatoes, beans, peas, cow peas, cabbage, turnips, tomatoes, and everything in the vegetable line. Cabbage, turnips, spinach, etc., grow all winter. Cotton is the staple among the native farmers. Fruit grows in great abundance. Strawberries come in about April 1st and last until June 1st. Plums ripen in May. Blackberries are abundant. Grapes ripen about July 10th. Louisiana sugar cane does well, and sorghum grows finely. Peanuts do well. This is a good country to raise stock. They can grow and become old without winter feeding, but do much better if they have a little hay and dry shelter during the winter rains. Stock is getting to pay, too. Some of the live merchants are buying them in large numbers and fattening them on cottonseed meal and cottonseed

hulls. One firm has from 300 to 500 feeding now. Cattle get very fat on grass if the pastures are not overstocked. Horses can be raised very cheaply. Hogs often grow up in the woods and get fat on the mast. They are often brought to town and sold for meat without any feeding. This is a great country for flowers.

The more I see of this country the better I like it. It is such a comfortable country to live in. Even in July and August there are so many cool, cloudy afternoons. The nights are almost always cool. Some winters we do not see any snow. The winters do not deserve the name of winter; it is only a little fall weather. We like the people. We were never treated more kindly.

There is plenty of land for sale, and it can be bought in large tracts so as to form neighborhoods, if so desired.

Terry ships from 4000 to 7000 bales of cotton a year. During the fruit and vegetable season there are from 1500 to 2000 cases shipped each day for about sixty days.

We have a good graded school nine months of the year. We have six churches; three belong to the colored people. This country has improved wonderfully in some respects in the last seven years, but we need more farmers. Farmers can raise nearly everything they need, and what they need to buy is very cheap. Fuel costs next to nothing. To those who are coming to see a home I would say, take plenty of time. It will pay you. It is a big country and so diversified. There are large tracts of heavily timbered land that can be bought very cheaply. Come and see.

THE SOUTHERN STATES.

THE SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, AUGUST, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

California Peaches.

The following is from an article in Harper's Weekly on California fruits:

"'Dead Sea fruit!' That's what I call it!" exclaimed a gentleman, who, after attempting to eat one of the largest and most beautiful specimens of California peaches ever seen in Fulton Market, threw it away in disgust. And he was right; for, while it was an object to delight the eye, with its great size, perfect shape, delicate bloom, and superb coloring, its flavor was decidedly vegetable. So New Yorkers of experience in such things buy California peaches to look at, and to serve with the dessert as the crowning ornaments of a perfect dinner, but lay in a supply of Delaware to eat; while in Chicago they say, "Oh yes, California peaches are pretty, but the St. Jo. product is good enough for us."

"Having thus persuaded themselves that all California peaches are tasteless and insipid, dwellers in the East wonder why the same article, put up in cans, should be so finely flavored and generally

superior to canned peaches from elsewhere. But the proposition is a very simple one. The peach for canning is not plucked until it is ripe, with all its juicy richness and delicate flavor fully developed while that intended for shipment to a distance is gathered while still hard and devoid of everything save color and size. The California peach in its native orchard, sun-warmed, and ripened until so filled with rich juices that it is ready to drop from the tree, is a perfect fruit, as pleasing to the taste as to the eye; but only under such conditions can it attain perfection. When it is plucked, its development is arrested, and after that it will only soften. Thus there is as much difference between a California peach in California and the same thing in New York as there is between a pineapple, luscious and sugar-sweet in its tropic field, and the pineapple of Northern markets, acid, fibrous, and bearing every evidence of having been cut long before the date of its maturity."

Here is one of the many advantages of the South for fruit growing as compared with California. The great difference in the length of haul from the orchards to the large markets makes not only an enormous difference in freight but, also, as explained in the foregoing quotation, a more serious difference in the quality of the fruit. Peaches for example, grown in the South, need not be shipped until they are ripe. Near enough to the cities of the North to make it possible to have the fruit in the hands of the dealers within 36 to 72 hours from the time it is gathered, it can be left upon the tree until fully matured, and reach the Northern consumer in all its native lusciousness.

There is no one of the Southern States in which there are not localities where the peach and other fruits may be cultivated under more favorable conditions than in either California or the fruit growing sections of the Northern States. There are parts of Arkansas, Georgia and North

Carolina that have already become conspicuous as peach growing areas. The industry has "broken out in spots," and these spots are rapidly multiplying in number and expanding in area. It cannot be claimed, of course, that the soil and atmospheric conditions of the whole South are suited to profitable peach culture, but there are undoubtedly many localities as perfectly adapted to it as those that have had such notable development.

The writer recently met at Fort Valley, Ga., a peach-grower from the Sacramento Valley, the great peach district of California. He had gone to Georgia to study the peach industry of that State, and he found it infinitely more advanced and prosperous and profitable than he had had any idea of. He admitted frankly that the conditions were far more favorable to success and profit than in California. Enumerating some of the advantages of Georgia, he said he found the season ten days or more earlier than in California, with the further difference that the expense of getting the fruit to market from the South was much less because of shorter haul; another result of the great distance from California to the Eastern cities being that the fruit had to be picked ten or twelve days before it was ripe, thereby losing, of course, in flavor. What he said of the Fort Valley district will apply to other parts of the South. In North Carolina there is a region, of which Southern Pines may be said to be the centre, that is becoming conspicuous for its adaptability to the highest development in the growing of peaches and other fruit. Mr. J. Van Lindey, the nurseryman of Greensboro, N. C., put out extensive orchards there a few years ago. He said to the writer that a failure of the peach crop had never been known in the Southern Pines country, and that with a knowledge of all the peach-growing sections, he con-

sidered the Southern Pines region the best in America for peaches. In the Ozark region of Northern Arkansas the growing of peaches has become a prominent and profitable industry, and in many other parts of the South it has been started and is having rapid development.

The comparative advantages of California and the South may be aptly expressed in the graphic phrase of a California grower at the Chicago Exposition. A Southern fruit exhibit attracted the attention of a number of California visitors. When the first specimens of peaches, early in the season, were shown, they jeered the men in charge for "trying to fool the public with hothouse fruit." As fresh consignments were received every day in large quantity and packed in ordinary shipping crates, the Californians abandoned the hothouse accusation and began making sober and serious inquiry. They visited the exhibit every day, and one day one of them who had been foremost in skepticism and raillery turned to the others and said: "Boys, if these fellows can do this on a big scale down in that country, we ain't in it in California."

Beginning to be Felt.

The West is feeling perceptibly its loss in population. Not only is it getting little immigration from the East, but in addition to that its population seems likely to be depleted by emigration to the South. Here is an extract from a recent issue of the San Diego (Cal.) Union:

"In its efforts to secure colonists this State and the entire Pacific coast now have a formidable competitor. The New South is reaching out for the very class of people from whose number the population of this State has of late years received such liberal accessions. These States have the advantage of being being reached at small expense from the over-crowded centers, and the farmer who settlers in either of them is near the great markets of the country. In addition to these advantages, too, these States are offering many tempting inducements. They have their agents all over the North

and Middle West, and these emissaries are not idle. For the prospective settler reduced fares are provided to the State line, and after that is crossed there is no charge for transportation. A similar arrangement is provided for those who merely go to spy out the land. In fact, nothing is being left undone by these ambitious States to promote rapid colonization. On this subject there seems to entire unanimity between the people and the railways, the interests of both being identical."

"Truck on the Brain."

A correspondent of the Wilmington Messenger, writing of the large amount of fruit and vegetables shipped from the stations on the Wilmington & Weldon roads, adds: "The Atlantic Coast Line seems to have truck on the brain, for through freights will stop at every crossing to take on any kind of perishable fruit for Northern markets—a fact much appreciated by farmers and truckers." It will be a good thing for the South when every railroad in the South shall have "truck on the brain" as effectively as the Atlantic Coast Line has had for the last few years. By its progressive and energetic efforts to foster and develop this industry, as well as all other agricultural pursuits, it has enormously increased its traffic and enormously promoted the welfare of the country it traverses.

They are All Moving South.

A lady subscriber to the SOUTHERN STATES, who has been living in a town in New Jersey, writes from Atlanta, Ga., asking that the magazine be sent in future to that city. She has not only changed her place of living, but has added to her name, so that instead of sending it as formerly, to (using a fictitious name,) Miss Mary Jones, —, N. J., the magazine will go now Mrs. Mary Jones Brown, Atlanta, Ga.

Thus the good work of the SOUTHERN STATES goes on. It finds buyers for Southern lands, settlers and colonies for unoccupied regions in the South, tourists for Southern railroads and resorts, invest-

ors for Southern business opportunities and wives for Southern bachelors. Nobody can read the SOUTHERN STATES regularly and not be impelled to move South. An annual subscriber is sure to become in time a "Southern immigrant," through either a financial, agricultural, industrial, matrimonial or some other channel.

Fruit Fairs in Georgia.

Major W. L. Glessner, commissioner of immigration of the Georgia Southern & Florida Railroad, contributes to this issue an interesting account of the Macon Peach Carnival and the Tifton Mid-Summer Fair. No man in Georgia is better qualified to write on any phase of the fruit industry of that State, and no man has done more to bring about the development of that industry. The region to which he is now devoting his energies is being fast transformed from a pine wilderness into an area of beautiful and wealth-producing orchards and vineyards.

The Tifton fair was held for the first time last summer, and was such a pronounced success that it was repeated on a much enlarged scale this year, and will probably be continued regularly.

The Macon Peach Carnival was first suggested by Mr. Theo. W. Ellis, and secured the immediate and urgent advocacy of the Macon Telegraph. The Telegraph succeeded in arousing the interest and enthusiasm of all the public-spirited people of the city, and the enterprise was taken in hand by a number of progressive business men, who, under the leadership of Mr. Geo. W. Duncan, gave to it gratuitously their time, thought and energies. The Peach Carnival has probably established itself as an annually recurring event.

A NUMBER of the more progressive and public-spirited citizens of Eastern Florida are endeavoring to get the several counties bordering on the Indian river to

unite in a plan for constructing a substantial shell road along the whole east coast of Florida, parallel with the west bank of the Indian river. This would be a magnificent enterprise, and the cost would be insignificant in comparison with the increased taxable value of property adjacent to the proposed road. Such a drive along the picturesque and beautiful east coast of Florida would be a superb addition to the attractions of that section.

MR. C. B. HOWARD, Clarksville, Ga., writes to the SOUTHERN STATES: "I think it would pay every Southern State to subscribe for a thousand copies of the SOUTHERN STATES magazine and get you to distribute them where they would do the most good."

MESSRS. SAMUEL W. GOODE & Co., Atlanta, Ga., write to the SOUTHERN STATES: "Herewith we send you a change in our advertisement. Your magazine brings us numerous inquiries from all parts of the country about lands and conditions in Georgia, Atlanta and the South."

MR. W. B. SPARKS, receiver of the Georgia Southern & Florida Road, states that it is not correct, as published in the Macon papers and quoted in the SOUTHERN STATES, that he sold a carload of Alexan-

dria peaches in New York. Mr. Sparks says that there are only 200 trees of that variety on the railroad company's farm, and in his opinion that peach should never be shipped out of the State.

MR. E. H. HUNT, St. Paul, Minn., writes the SOUTHERN STATES as follows: "I find the SOUTHERN STATES so interesting that I send you herewith \$1.50 for another year's subscription. You are certainly doing a great work for the South. I have learned more of the South from your magazine than I have ever been able to learn through any other channels."

MESSRS. WM. M. & J. T. McALLISTER, dealers in real estate, at Warm Springs, Va., sending check for a three-months' advertisement in the magazine and ordering its continuance for another three months, write:

"We have been more than pleased with the success of our advertisement in your magazine. It has brought us inquiries from various parts of the Union."

THE growing of Irish potatoes has come to be such an important industry in Western Arkansas that the Fort Smith News-Record recently got out a special "Potato Edition." Over 2000 acres near Fort Smith are now in cultivation, and the acreage given up to potatoes is increasing rapidly every year. Two crops a year are raised.

IMMIGRATION NOTES.

A Colony of Hollanders to Settle in Maryland.

Z. F. Beijssens and C. W. Vanderhoogt, who have been on a visit of inspection through the Eastern Shore counties of Maryland for the purpose of selecting a site for founding a colony of natives of Holland, have written to Capt. Willard Thomson, general manager of the Baltimore, Chesapeake & Atlantic Railway Co., that they have decided to locate the colony along the Nanticoke river, in the upper part of Dorchester county.

The colony will number about 500 persons, who will come direct from Holland. Its members are said to have enough money to purchase the land and equip themselves for successful truck farming.

The agents of the colony have secured an option on about 10,000 acres, and it is said that if the first settlers are pleased with their surroundings they will be followed by a larger number of their fellow-countrymen.

Keeps Up Through the Summer.

Mr. E. P. Skene, land commissioner of the Illinois Central Railroad, Chicago, writes: "I have been very agreeably surprised at the way in which the Southern immigration business has kept up during the last two months. I rather looked for a considerable falling off, but it seems to keep up. Great numbers of people are going South even at this season of the year. I sincerely hope that the Northwest will have a good crop this year; in that event the movement next fall towards the South will be very great."

A New Co-operative Colony.

The latest among the more notable of the co-operative colony enterprises that have been organized by Northern people for settlement in the South is the Willard Co-operative Colony, which has just bought 20,000 acres of land in Cherokee county, N. C. The colony was organized a year ago and takes its name from Miss

Frances E. Willard, the distinguished president of the W. C. T. U. of America. Miss Willard wrote to the founders of the colony as follows:

"Among all the enterprises that have done me the honor to ask the use of my name, none is more in keeping with my principles than that which you outline in your admirable declaration of principles. For this reason you are at liberty to prefix my name to your colony. Without possessing a penny's material interest, I must say that I have any amount of moral interest in the undertaking."

The president of the colony, W. C. Damon, sends to the SOUTHERN STATES the following "Declaration of Principles":

"The promoters of this enterprise are not land boomers, nor town builders. They are moved by a deep conviction that society is constructed on a wrong basis; that manhood ought to take the place now held by money in the political, social and moral councils of the nation; that labor must be emancipated from the thralldom of capital, and politics divorced from the unholy alliance with the liquor traffic; that there must be but one code of morals and one standard of social purity for men and women; that women should have the same rights at the ballot box and in legislative halls as men; that neither Roman Catholicism nor Protestant sectarianism is in harmony with the New Testament.

"We therefore declare for a Protestant Union Church, based only on the Bible and the Apostles' Creed. Our religious motto shall be: 'In essential things, unity; in non-essentials, liberty; in all things, charity.' Our business motto shall be: 'Manhood before money; co-operation vs. competition.' Our political creed shall be the prohibition of trusts, natural monopolies and the liquor traffic. Our only tests for every candidate for office shall be: 'Is he capable? is he honest?'

"On these principles we propose to build our colony. We seek, as members, only the temperate, the honest, the industrious,

the intelligent and the good, and those who wish to become such. And we ask only those to join us who can heartily subscribe to these principles."

The capital stock of the colony is \$500,000, divided into 10,000 shares of \$50 each. Five shares is the least, and 100 shares the most, that any one member can buy. Women can hold stock in their own name, and minors by trustees. The stock of the company will be invested in land, and in the various enterprises of the colony, which will comprise agriculture, horticulture, stock-raising, dairying, manufacturing, merchandising, tourists' resort and sanitarium, gold mining and marble-working.

The lands of the colony are located in the Valley River valley of Cherokee county, N. C., the extreme southwestern corner of the State. It has an elevation of 1800 feet, and for many miles is as level as a Western prairie. It is noted for its healthfulness and for the fertility of its lands and the diversity of its crops. It is amply supplied with fine timber and with water-power, and is a region of great beauty. The Southern Railway runs through the middle of the valley.

The colony will be opened October 6, 1895, and excursions will be arranged from Philadelphia, Chicago and other points at that time. Among other beneficent reforms the colony has in view, the president states, that "it will undertake to advance woman to her proper place in society, and to relieve her of some heavy burdens by establishing a steam laundry and other co-operative enterprises, where all such work will be done at a nominal cost."

The headquarters of the colony are Andrews, N. C.

Pullman Colonists.

A number of former Pullman employees have recently settled in Louisiana. After the termination of the great Pullman strike several hundred men went South last year seeking sites for homes for some of these families, where they could begin life anew. The Home Seekers' Association of Chicago also took up the matter, and has been corresponding with Louisiana people and sending emissaries there in the same intention. Some time ago a committee from the Pullman colony went to Louisiana

and selected a location in St. Charles parish.

Employment has been secured for those who have arrived and these men have agreed to stick together for at least six months and give farming in the South a fair trial. Some of the men will go to work in the saw mills in St. Charles and will gradually clear the land and put in crops.

Exploring the South.

Mr. F. H. Sears, a lawyer of Dayton, O., who has been traveling through the South, and was stated to be making investigations in the interest of a colony of Northern farmers, writes to the SOUTHERN STATES as follows:

"My object in taking my recent trip was to see the desirable and undesirable localities, so that when I take a party of about twenty persons down, as I intend doing soon, we would have to waste no time visiting undesirable places.

"The party will be composed of men of capital, who I hope will be sufficiently interested to buy a large tract of land with a view to colonizing it with people from this locality."

The Georgia Colony.

The big colony to be settled in Irwin and Wilcox counties, Georgia, is becoming more and more a tangible reality. Mr. P. H. Fitzgerald, the originator of the enterprise, has been making payments on the lands as the option terms on the different tracts expired, and has paid out so far something over \$100,000. Other payments will be made, it is said, as called for in the option contracts. Over 11,000 heads of families have joined the colony, comprising, it is said, more than 50,000 persons. Although the lands have not yet been surveyed and divided up in pursuance of the colony's plans, and the members have been urged not to move down until this has been done and other provision made for them, a number of families have already gone down and are patiently waiting for the time when the farms and residence lots will be allotted. Gov. Northen and his force of surveyors, engineers and clerks, are working with prodigious energy to get all the details completed so as to be ready for the colo-

nists early in the fall. It seems likely that there will be something of a rush as this time approaches.

Lithuanian Colonists.

Several thousand acres of land have been bought in Westmoreland county, Va., by a Lithuanian priest, who expects to settle on it from 5000 to 15,000 Lithuanians. The settlers will engage in truck farming, and will come from Pennsylvania and some from Europe. The object in establishing the colony is said to be to collect the Lithuanians who have settled in various States in one body, or at least in as large a colony as possible.

The rules which will govern the settlers will, it is said, require all of them to work the land in common and pool the receipts until they can make themselves self-sustaining. Afterward the land will be subdivided and each man will be allotted a portion of it. A church and school will be erected at once, and it is expected that the settlers will be fixed in their new homes by autumn. Arrangements have been made with Mr. Henry Williams, president of the Weems Steamboat Co., for transporting the colonists from Baltimore to the place of settlement.

A Florida Colonization Enterprise.

An important colonization enterprise has been initiated in South Florida. A number of capitalists and business men of Michigan have bought something like half a million acres of land on the southeast coast of Florida, between Fort Pierce and Biscayne bay. The land is in part adjacent to the Jacksonville, St. Augustine & Indian River Railway, and the canal of the Florida Coast Line Canal & Transportation Co.

The purchasers have incorporated the Southern Florida Land Co., with three allied companies. It is proposed to colonize the lands by a system of agent organization, extending to all States, counties and towns. Among the promoters are members of Congress, active leaders in fraternal insurance societies and social societies. The main office of the

company is at Saginaw, Mich. The officers are Hon. W. S. Linton, president; David Swinton, secretary; Hon. Henry Gaillard, mayor of St. Augustine, treasurer.

It is reported that the immigration department of the Louisville & Nashville Railroad Co. has completed negotiations for settling a colony of Swedes from Iowa on the line of the road in Chilton county, Ala.

As a result of a recent meeting held at Clay Centre, Kansas, at which representatives of a number of Southern railroads and land companies were present and made addresses, a committee is now traveling through the South to find out by actual investigation the comparative advantages and capabilities of different parts of the South. This committee represents an association of about 400 families that have decided to move South.

THE Beaumont Pasture Company, of Beaumont, Texas, is negotiating for the sale of 51,000 acres of land in Jefferson county, Texas, to the Missouri-Kansas Improvement Company of Kansay City, this last-named company being an adjunct of the Kansas City, Pittsburgh & Gulf Railway. The land if bought will be cut up into small farms and sold to settlers from the West.

It is said that one tract of land comprising 3360 acres in Chickasaw and Monroe counties, Mississippi, has been sold for \$37,700 to the representatives of a colony of German Mennonites, from Pennsylvania. This is in the rich prairie region of Northeast Mississippi.

It is stated that Messrs. Crowley & Bishop, of Midland, Texas, have sold to W. H. Godair & Sons, of Chicago, for \$250,000, a half interest in a ranch and cattle property, comprising 150,000 acres of land and 12,000 head of stock.

MR. R. T. BUCKER has bought from Mr. W. W. Duson, Crowley, La., 200 acres of rice and farm lands near Crowley.

GENERAL NOTES.

A Region of Plenty.

A correspondent at Beaufort, S. C., writes: "Crops of cotton and corn upon the sea islands and around Beaufort are unprecedentedly promising, but there has been a diminished acreage of cotton planted, and an increase of corn and peas. There has never been as abundant a supply of vegetables, watermelons and cantaloupes. The Irish potato crop, which early in the season sold at \$6 a barrel, and latterly at from \$2 to \$2.50 per barrel, was large. The fish supply has been abundant, and chickens and eggs have been raised in large quantities. The blackberry and huckleberry have gone far to help out the scarcity of food until the provision crops are fit to use. The rice crop, so far, is reported as flourishing, and if nothing untowards happens there will be a splendid crop of all cereals."

Condition of Orange Trees in Florida.

William H. Earle, of Worcester, Mass., is a grower of oranges in Florida. In an article in the Worcester Spy, he says:

"Not until the present month has it been possible to determine the extent of the injury done by the freeze of February 8th. The destruction of the orange and lemon trees and pineapples, with the fruit then nearly ripe, must have caused a loss in the State of \$3,000,000. * * * *

"The present condition of orange trees is very encouraging. In most cases the roots of the trees were uninjured, and in all the older groves the ground is one mass of roots. Many of the trees have put out new shoots from three to fifteen feet from the ground; some of them, however, lack vigor and thrift, showing that most trees were injured or killed nearly to the ground.

"Immediately after the freeze some of us thought it expedient to cut off our trees even with the ground, (some of the trees had trunks three feet in circumference and

were twenty-five feet high,) and sent to California for buds and grafts of the varieties we wished. Grafts put in during March and April have already made a growth of three to five feet, and will doubtless bear some fruit in 1896, and much more in 1897.

"Many of the seedling trees were left standing to protect the new shoots, as they grow so vigorously as to require support. These seedling trees have now put out a most wonderful growth about their trunks, near the ground, and have already attained a height of five to ten feet. Many of these sprouts will be budded another winter, bear some fruit in two years, while those that are left to grow up as seedlings will not bear much from three to five years.

"Under judicious treatment and wise and generous care the prospect of a speedy restoration of the beauty and fruitfulness of our orange groves is very encouraging.

"Some blessings are hidden in every cloud, and the freeze destroyed much poisonous fungi and many injurious insects, as well as fruit and trees. It also stimulated farmers who had unwisely depended entirely upon citrus fruits for profit to a more diversified agriculture, as is shown in the immense increase in the acreage of oats, corn and potatoes, now being harvested. Had there been no freeze, in a few years the product of the immense number of orange trees in Florida must have brought the price of oranges so low as to leave but little margin to the growers.

"In three years' time the groves that are wisely cared for may be of great value, because of the greatly reduced number."

West Tennessee Trucking.

Ben H. Helm, of the Louisville & Nashville Railroad, said in an interview with the Memphis Commercial-Appeal: "It is almost marvelous how the trucking interests of this section of the State have grown. But a very few years ago West

Tennessee farmers were wedded solely to the producing of staple farm products, such as corn, oats, wheat and some cotton. They then never thought of profit being in any other kind of farming, and overlooked entirely trucking, which has for so many years been such a great source of profit in other sections.

"Things have changed, however, and as a result the farmers of this section of Tennessee, particularly along the Louisville & Nashville, are in a better condition today than at any previous period since the war. They are raising enough of the staples to feed their families and furnish the table necessities in abundance year in and year out, and in addition to this they are at last using the remaining portions of their farms for the production of the smaller vegetables and sending them to the markets north of us at a nice profit.

"The strawberry crop in our Tennessee territory this spring alone amounted to over 100,000 crates and they were of fine flavor and size and brought good prices. The long drouth has almost made the potato crop a complete failure, and in this particular the farmers have suffered. We had expected to handle more than the stupendous movement of 1894, and had made preparations to accommodate the crop, but in that we were greatly disappointed.

"Notwithstanding the flat failure in the potatoes, the truck men have made a 'killing' in the tomato business this season. The weather has been favorable, and the fruit is as good as any ever raised here. The yield has been immense, and prices have been good. The result is the producers are happy. We are at present taking out over our line from the country north of Memphis between eighteen and twenty cars daily of tomatoes alone. They are going into the big Northern cities and giving a good return."

Less Cotton, More Corn.

There are many fields upon the hills and in the valleys which last year and for years previous were devoted to the fleecy staple, that are waving green fields of corn now. All along the lines of the railroads, where the passengers used to look out of the car window upon successive fields of cotton, he sees now nothing but corn, with

only here and there a small patch of cotton that greets his vision suddenly and almost startles him. With the big corn crop, all the reports show that the farmers in a great many counties have devoted more attention to raising hogs, and when the hog-killing time comes next winter farmers will have raised their own meat to a larger extent than in any of the years since the war.—*Enquirer-Sun*, Columbus, Ga.

Attracted to Arkansas.

General Master Workman Sovereign, of the Knights of Labor, is in Arkansas looking for desirable locations for such laboring men as want to abandon the trades and take up farm and fruit lands. Here is what he has to say about his mission:

"I am endeavoring to get as many of my people as possible to look to the agricultural and fruit lands for places of permanent settlement and occupation. The principal cause of distress among the working people of this country is that they are crowded into large cities in such numbers that it is impossible for all of them to keep in employment. Do you know that of the 12,000,000 increase in population of this country between 1880 and 1890, more than 9,000,000 of the increase was in the large cities? In my own State of Iowa, with its ninety-nine counties, fifty-nine of those counties that are essentially agricultural lost in population in those years. What I am trying to do is to divert those people in whom I am most interested from the congested centers to the productive farming communities of this great land, where they will fare better in the material things of this life, and where they will certainly have much more peace of mind. Those who seek this relief will escape entirely the disturbing strikes and agitations which bring so much unhappiness to the laboring people, and those who remain behind will have correspondingly better conditions around them in consequence of the greater demand for labor.

"My attention is given in the main to our own people. I have little to do with the immigrants. They are nearly all bargained for—at least such of them as depend entirely on their labors—as soon as they land in New York, and many of them are pledged to those banks that deal in

labor certificates, and while in some respects they are the people who most need help, they are at the same time the hardest to reach. I have heard that there is a great fruit country in Arkansas, and I am going to spend a week to inform myself on conditions, so that I may help many who are now seeking homes in such localities. I think I shall make an investigation myself while out on this trip."

Fruit Growing as a Pastime.

Dr. J. C. Roberts of Centerville, Miss., is not only a well-to-do physician, but he has turned his attention to horticulture in a small way, and is an interesting talker about what he has done and what can be done in fruit raising in his section of the State. In an interview with a reporter of the Commercial Appeal, Memphis, Tenn., he said:

"In 1886 I went to where I now have my home and secured the place. The land was very old, and if there is such a state of land in Mississippi, it was worn out. At any rate it was what we would call cast out land. I went there to practice my profession, but soon decided to give a little attention to horticulture, thinking I might one day grow tired of medicine and want to secure recreation by giving my attention to something else.

"I knew absolutely nothing about the fruits best adapted to that section, but I went blindly at it, and set out twenty varieties of peaches, about twelve of apples and four or five of plums. All have done well and I have made considerable money out of them. I selected one acre of land which was very poor and put it in peaches. That was in 1890, and since that time, exclusive of the present year, it has netted me over \$400, and this year I have already sold more than \$225 worth of fruit from the acre. The trees are bearing finely now.

"In 1886 I put out twelve pear trees and in 1893 they began a profitable yield, giving me that year net, \$75. In 1894 those twelve trees gave me \$96 net, and this year I have already found it necessary to take an immense number of pears from them to save the trees from breaking and being completely ruined. I expect to make considerably more than \$100 this summer. In 1887 I pulled several switches

from those trees, and to experiment planted them. About twenty-five per cent. of them lived, and this year they are producing a small yield of as fine pears as any I have ever seen. There is another fact which I may mention in connection with my orchard, and that is there has not a year passed that my orchard land has not yielded me a good crop of peas, sweet potatoes or cotton. I plant between the trees and the crops grow well."

MR. GEORGE L. KEENE, editor of the Fort Valley Leader, Fort Valley, Ga., has published a leaflet describing Fort Valley and the surrounding country. Fort Valley, it will be remembered, is in the center of the largest peach-growing development in Georgia. Copies of the leaflet may be had on application to Mr. Keene.

To Virginia, Young Man!

Hon. J. Sterling Morton, Secretary of Agriculture, is giving the farmers of the North some good advice. Here is what he recently said to a reporter of the Washington Post:

"Were I young and about to buy a farm—and if I were young, buying a farm is exactly what I'd go first about—I'd get a farm in Virginia. I was out through Fairfax and Loudoun counties the other day. To say I was amazed would not any more than express it. I was fairly astonished. I never saw finer fields or better crops anywhere. It's a garden. One has, as some fellow said about some other locality, but to tickle the soil and it laughs with a harvest.

"Corn? I met face to face with as vigorous and robust fields as ever waved in Illinois. Other crops were the same.

"You know what the general notion both North and West is; that Virginia land is back-broken from an overproduction of tobacco in the years gone by. That may be the truth of a field, or the fact around, as it were, in spots, but compared to the whole plow area of Virginia it cannot and does not amount to much. As I say, where I journeyed there was nothing to show any lack of stamina in the soil. Its cornstalk offspring grew thick and tall and held as healthy a hue, both of body and leaf, as could be looked for.

"No, sir; were I young, with a notion to

farm—and no better or broader or more manly avenue ever opened to human feet than the farm—I'd go into Virginia.

"If the character of the soil and the rugged and abundant sort of the crops astonished me, I was still more to open my eyes at the price of land. You know what land in Kansas, in the West generally goes for? It isn't uncommon to find certain bottom farms in Kansas and other regions of the West going as high as \$100 an acre. An average price for farms by the acre in the West is as good as \$55. The improvements won't be enough to seriously discuss, either. Fifty-five dollars an acre is a very common, usual price for trans-Mississippi farms. It doesn't scare anybody. Yet I can take you to just as good land with better improvements in the way of houses, barns, fences, and water, within thirty miles of Washington, which you can buy for \$15 an acre. Forty dollars an acre difference is quite a gulf in finance. Just think of it. Land equally good, too.

"As a mere crop producer the Virginia farm would stand shoulder to shoulder with any in the West, and yet while you buy a farm of 160 acres in the West for \$8800, I'll take the same \$8800 and buy and locate myself in Virginia, within three hours' drive of the capital of the country, on a fraction over 586 acres. Just as good land, as I told you before, only instead of 160 acres you get 586 acres for \$8800.

"This isn't guess work. I could cite farms and figures. I may not appreciate scientists in my department, and may prefer a goose-bone to a college professor to forecast the weather and tell when it's going to rain, but I know all about a farm, what it costs all over the country, and what can be done with it. And at present figures, as I've already said, a young man bound to own a farm—or an old man similarly bent for that matter—would show a heap of horse sense to head for Virginia. I've no doubt the same advantages of soil, markets, and price could be found in Maryland and others of the seaboard States which have been deserted in their farm regions by the crazy instinct of men to get into the cities, and which have not been filled up again by newcomers.

"A friend of mine bought a splendid farm of 160 acres, richest kind of soil,

magnificent brick house—one of these old-timers about 100 years old, but in as perfect shape as if carpenters and masons got through yesterday—what do you think he paid? Perfectly appointed farm, remember—brick barn, and all in the best of shape, and within half a day's drive with a buggy of Washington—now what do you think he gave? Four thousand dollars, just \$25 an acre. That place would have been worth \$16,000 to \$20,000 in Iowa. It made me want a Virginia farm myself when I saw it.

"If I were to modify Greeley's 'Go West, young man,' I'd make it 'Go to Virginia, young man,' Just now with everything else equal, you would all but get four times as much for your money."

The Spy, Worcester, Mass., commenting on the foregoing, says:

"Secretary Morton has not overdrawn the picture. The Northern farmer can find precisely the conditions he describes in the Carolinas and in Georgia as well as in Virginia, and 50,000 Northern farmers buying land in these four States would not exhaust the real estate market or materially enhance the prices, for 'there remaineth yet much land to be purchased' in those States, which thrifty agriculturists can buy at the prices the Secretary names."

ON one day in July Major W. L. Glessner, commissioner of immigration of the Georgia Southern & Florida Railroad, Macon, Ga., had down over his line a party of twelve from Springfield, Ohio, another of three from Decatur, Ind., fifteen from Dayton, Ohio, twenty from Pittsburgh, Pa., and eight from South Dakota. They attended the Peach Carnival at Macon and the Midsummer Fruit Fair at Tifton. A number of them bought land, and others took options on land with the expectation of buying after they return home.

The Southward Movement.

Col. O. S. Hayes, founder of the Ohio colony at Statham, Ga., has recently made a trip through the North. In an interview he says:

"The people of the North are very rapidly arriving at a point where they comprehend the vast chances of success afforded them in the South. Where they

are now they are crowded, and the opportunities for success are circumscribed. The States in which they live do not afford them wide scope for development of their talents, and they are beginning to take advantage of these facts and will come South.

"I am a great believer in the future success of Georgia, and within the next three years I predict that Georgia's population will be increased by fully half a million, if not more. When the tide once starts (and it has now started) there will be no stopping it. And when these people come they will bring money enough to do their share of the work in the upbuilding of their adopted State."

The Progressive Seaboard Air Line.

The Seaboard Air Line is working for the development of its territory with great energy and vigor, with broad and progressive methods, and with a liberal expenditure of money. Not only are the officials specially charged with the immigration and development work giving to it their best thought and energies, but they are also arousing the enthusiasm and securing the interest and co-operation of all other departments and of local agents at all stations along the various lines of the system.

The following is one of a series of circulars issued from time to time for distribution along the line:

"A GOOD SHOWING.

"EVERY ONE CONNECTED WITH S. A. L. CAN DO SOMETHING, AND EACH ONE MUST DO WHAT HE CAN." WORDS OF MR. R. C. HOFFMAN, PRES'T.

"Mr. J. W. Carr, Station Agent at Middleton, Ga., one of the smallest stations on the S. A. L., makes a good showing. Reports from other agents will be published from time to time as to what they are doing to co-operate with the patrons of their respective stations in the advertising and upbuilding of the interests of their particular section.

"It is with pleasure we call attention to the report of Mr. J. W. Carr, agent at Middleton, Ga., a small station on the G. C. & N. R. R. The report shows that he has put into operation a plan of advertising on

the back of every envelope that leaves the town. It shows that he is in touch with the patrons of his station, and that he is doing something—that he and they are working for good school facilities, which are essential in the upbuilding of any place. Parents with children will not settle where they cannot get school advantages. It shows that he has induced the people to offer such favors that an outsider is to come in and take hold of an undeveloped water power. This is only the start; we predict that Mr. Carr will be heard from again. What he has done every agent on the line can do, if they will only try. At first it may seem as though you cannot find time, that your work is so pressing, but you have the chance of inviting the energetic men of your section to meet you at your station, and there plan for development. You certainly can get them to advertise on the backs of the envelopes similar to the one enclosed, which is a fac-simile of the one sent us by Mr. Carr. We can help you get the advertisement on the back of the envelopes, so that it will not cost the business men any more than the ones they have printed with their business cards on them, and by doing this it enables you and them to advertise your place without a penny's cost to anyone. This is one way of advertising and a good way.

"No doubt you find time after office hours to make social calls on the people of your place. If not try and see if you can't, and during these calls talk industrial development. Leave out politics, leave out gold or silver standard discussions, and you will soon see that you can lead the people on to do something. It may be discouraging at first, but you will succeed in the end. I have an old friend sixty years old who located thirty miles from a railroad, bought a tract of land, surveyed it out and built up a prosperous village. This is no idle tale, but a fact, and that man was S. T. Kelsey, and the town was Highlands, N. C. If you will only turn your attention to this kind of work you will find that you can get the people to follow you. Outside of the work of your office, and praying for your future salvation, do nothing but think and work for development. Read the industrial news instead of political news. You have

formed your opinion as to politics, you are going to vote as you usually do, and there is no use for you to think and talk of politics until the election day comes. We take it for granted that you are a good Christian and go to church on Sundays, and that you are well acquainted with the pastors of your section. If not, then get acquainted with them, for they are interested in good schools and the betterment and development of the country. They will help you work among the people for the upbuilding of the section in which you and they reside. Why can't you club in with a few of your friends and together subscribe for the *Manufacturers' Record* and *Southern States* magazine, of Baltimore, and publications of like nature? They only cost a few dollars annually, and they will give you many points that will help you.

"All our Southern people need is to know what they can do to develop their section, and by you reading up on industrial matters, thereby keeping posted on what progressive Southerners are doing, you will be in position to co-operate with and help your people. They need a good leader—one to show them what to do and how to do it. You may not at first get along as fast as you would like, but you can succeed if you will only start in with a determination to do all you can and not give up.

"The management of the Seaboard Air Line know that the territory through which their road passes can be built up, and they look to the station agents to assist in the work for their respective sections. I repeat what I have said before, that the reason Mr. St. John was induced to come to the Seaboard Air Line was because the company wanted the experience of a man who had done a great deal in building up the Northwest. They realize that they must aid the people along the line in the development work; they understand full well that Mr. St. John cannot succeed except he has the hearty co-operation of the company's employees who are scattered along the line. This being the fact, it is well for each agent to devote every moment and thought to industrial subjects that he possibly can.

"I wish you to feel that you may have my assistance, and that so far as I am capable

to aid you in doing something to make a good showing for yourself I will do with pleasure. Yours truly,

JNO. T. PATRICK,

Pinebluff, N. C.

"P. S. Since writing the above, I have received from the progressive, wide-awake agent at Prosperity, S. C., an encouraging letter as to what he is doing for his territory. He encloses a communication from Mr. S. L. Fellers which will be of much aid to agents who are trying to interest the people in canning factories.

"The ladies believe it is good luck to append a P. S. to all letters, and believing that it will be good luck for the patrons of the S. A. L. to know of Mr. Feller's experience and success, I will have printed several thousand copies of his letter and send to the agents for distribution. Therefore I give you this P. S. notice that the letter will go to you by to-morrow's mail."

The Georgia Horticultural Society.

The twentieth annual meeting of the Georgia State Horticultural Society was held at Cuthbert, Ga., the first week in August, and was made the occasion of some very fine displays of fruits, flowers and vegetables. A number of interesting papers on horticultural topics were read by members of the society.

Mr. P. J. Berckmans, the veteran nurseryman of Augusta, Ga., was re-elected president. Mr. Berckmans, by the way, is also president of the American Pomological Society. Mr. G. H. Miller of Rome, was re-elected secretary and Mr. L. A. Berckmans of Augusta, treasurer.

Thrift and Prosperity in Alabama.

Alabama is essentially a fruit country. The notion that many people have that the fruit crop is successful but one year in three is fallacious. If the orchard is given the same care as the cotton crop, one acre of fruit will pay better than ten acres in cotton. Mr. McDonald, of Georgia, is one instance of a successful fruit-grower. He refused an offer of \$90,000 for the peaches in an orchard of 200 acres, his reason being that he was assured that he could realize \$105,000 by gathering the fruit himself.

On the Lower Wetumpka road, less than two miles from the city, are forty acres

that are principally used for growing fruit and nursery stock. In addition to this as a main source of revenue, however, there is a large amount of vegetables, grasses and corn grown between the rows of trees. In two and a-half acres devoted to a young vineyard, two bales of cotton were grown last year; this year this will be equalled or excelled, and next year the grapes will bring in from \$300 to \$600 per acre, in addition to the cotton or other crop that may be planted between the vines. These vines, as they grow older and stronger, will continually increase in value, and the revenue from them will be largely augmented. Sixteen acres in peaches brought in the nice little sum of \$1200.

Between the rows devoted to the nursery stock there have been grown hay, all kinds of vegetables, sugar cane, millet and other things too numerous to mention. One crop of potatoes has been gathered and the second is well under way. A crop of corn has been harvested, and the stalks of the second are breast high. Three varieties of raspberries, excellent blackberries, luscious dewberries and delicious strawberries have been grown in profusion, and the land is still being utilized to produce turnips, or some other useful crop. Blight-proof pears, that are budded from a stock said to be between fifty and 100 years old, are flourishing and producing a pear that is especially adapted to this latitude.

Messrs. Carter Bros., who are the owners of this place, assert, and have proved, that it is possible to have a crop of fruit every year in Alabama. If the owners of orchards will take precautions to hold the trees back until the danger of late frosts is past, a crop is assured. This can be done by taking the dirt away from the roots of trees in the fall, covering them with mulching, and not replacing the earth until all danger of frost is past. Messrs. Carter Bros. state that they have made more money from sixteen acres in peaches this year than any cotton planter will make from 160 acres in cotton. There is no doubt that fruit, given the same care as cotton, will pay handsomely in Alabama, and all farmers who have suitable land should have an orchard of good varieties and give it attention.

There is an old saw that says in sub-

stance: "Take care of the orchard when it is young, and when it is old it will take care of you," and there is no place where this is more true than in Alabama.—The Advertiser, Montgomery, Ala.

Farming and Fruit-Growing in Northwestern Florida.

A correspondent of the Jacksonville Citizen, describing a farm in Washington county, near Chipley on the F. C. & P. R. R., says:

"Two years and six months ago this model farm was a pine forest. To those who know but little of the wonderful resources, rapid growth of vegetation, and adaptability of this section of the State to farming and fruit-raising, the transformation of the pine forest into a beautiful, productive and paying farm in the short space of time mentioned would scarcely seem credible. Nevertheless it is a fact, that where only two and one-half years ago stood the virgin pine now grow luxuriantly thirty-five acres of grapes of different varieties, the vines hanging with great bunches of this delicious fruit. Mr. Bryant, the manager, says that the vines average this year four and five pounds of grapes each, and will, of course, have a much larger yield next year. He has already shipped more than 1000 crates of the Niagara variety, for which he says he realized very fair prices.

"Another pleasing and profitable product of this farm is the peach orchard of between ten and fifteen acres, which was put out in the spring of 1893. The branches of these trees are now bending under the weight of this luscious fruit, the trees laden with clusters of great red peaches gleaming through the green foliage. Mr. Bryant says he has shipped from this orchard 400 crates of peaches, mostly to Lexington, Ky., where they sold for \$1.25 to \$1.50 per crate. Other products of the farm are corn, hay, sugar cane, rice, buckwheat, and sweet potatoes, the latter of which, now large enough to use, are being grown on land from which a large crop of Irish potatoes were taken in the spring, and sold at \$4 per barrel. This land will readily yield 200 bushels of sweet potatoes to the acre.

"Messrs. Scott & Gilman of Lexington, Ky., the owners of this farm spend a few

weeks here on their farm during the summer, when they can enjoy the fishing and all the luxuries of farm and country life, and when the game season opens they come down again, bringing with them their friends to enjoy the winter climate and the sports of the season. There are other beautiful and productive farms here, but this one is mentioned because of the recent date when work was commenced upon it."

Where Living is Easy.

The Wilmington (N. C.) Messenger tells about a discovery made by a friend of the editor who visited Westmoreland county in Virginia:

"In that native county of the two greatest Americans—George Washington and Robert Edward Lee, the people obtain excellent results from their blackberry crop. The county actually receives more money for its berry crop than for its corn crop. It is stated as a fact that it pays a man better not to cultivate his land but to sit quietly at home watching the briars grow and the berries come. He can really make more from his farm all covered with fruit-producing briars than than by sowing and digging and plowing and reaping."

A Texas Opinion.

The MANUFACTURERS' RECORD, published and edited by Edmonds Brothers, Baltimore, has for years been a potent factor in the development and upbuilding of the South. It is the pioneer in the field of Southern industrial literature. Its success on the lines it had chosen has been phenomenal. In reaching its present commanding position among the leading journals of the country it has rendered invaluable service to the Southern States and people.

Whilst achieving fortune for itself, it has brought fortune to the cause it has so ably and zealously espoused. Its accomplished editors were the first to enter the lists as the avowed and special champions of the South. They boldly proclaimed to a doubting and disbelieving world that the sun, in his wide circuit, did not shine upon a nobler people or a fairer land. In season and out of season they have made good that contention. When calumny and

slander covered the name and fame of the South as with a cloud, when dejection akin to despair fell upon the hearts of our people, they commenced their well conceived and well executed "Campaign of Education."

From that day of despondency and doubt to this good time, they have stood with shield uplifted and lance at rest. The accusers and defamers of the South have been met at every point of assault. They have successfully parried every thrust, and triumphantly maintained each advanced position. Equipped with facts and figures too strong to be assailed, they joined battle with the forces of prejudice and ignorance, and in the forum of reason and argument they have at last carried the day and won a victory signal as it is complete. The marvelous industrial revival now witnessed in every State and section of the South is eloquent testimony, as it is an enduring monument, to the intelligent foresight and well directed energies of the founders of the MANUFACTURERS' RECORD.

In this transformation scene these pioneers of Southern development can read their vindication and find their reward. The rare pleasure is theirs, to see the cherished prophecies of yesterday the glorious history of today.

The spirit of public enterprise and loyalty to Southern interests that created the MANUFACTURERS' RECORD has projected another journal no less worthy in its aims and whose promise of success in the unoccupied field it has chosen, seems already assured. The SOUTHERN STATES is a monthly magazine edited and published by Mr. W. H. Edmonds, and devoted exclusively to the agricultural, horticultural and real estate interests of the South. It is a sort of twin sister or supplemental working mate of the Record. It is destined to be a powerful agency in advertising the advantages and inducements of the South to the attention of the investor of capital and seekers of homes. A notable feature of this publication is a department dedicated to communications of Northern men who have established homes in the South. It is a sort of forum where opinions are expressed and facts revealed: such opinions and such facts as are certain to attract the eye and control the judgment of the Northern reader.

For he can find here what he most craves the experiences of his quondam neighbor who has linked his fortunes with people he had been taught to suspect and distrust, but whom on acquaintance he declares to be all that he could desire. The letters which have already appeared in this "forum" of the SOUTHERN STATES are full of suggestions. They are a commentary upon the silly and senseless stories which for years inflamed Northern prejudice, and perverted Northern judgment. From every Southern State and section come declarations of surprise and satisfaction. These Northern settlers, according to these letters, find not only the physical environment to their taste, but the social and civil institutions of the South are commended in unstinted terms. The effect of such proclamations of content and prosperity by the pioneers in this army of industrial invasion cannot fail to have a most salutary influence.

The Edmonds Brothers are to be congratulated upon this "New Departure." It is in line, however, with the keen discernment and wise forecast that have distinguished their career of journalistic success and triumph.—The Index, Willis, Texas.

The Waldenses Not to Leave North Carolina.

In refutation of the statement published in a number of papers that the Waldensian colony in Burke county, N. C., was on the point of breaking up and leaving, the Charlotte Observer has a letter from Rev. Barth Soulier, the pastor of the colony in which he says that he cannot imagine how the report originated and adds:

1. No one in the settlement—except Mr. John Meier who is not a Waldensian—has ever expressed any desire to leave during the last six months.

2. The Waldenses have never been so happy and so hopeful about their future material conditions as they are now.

3. There is every probability that at an early date some more families will come from Italy and join these.

4. The Waldenses fully appreciate all the kindnesses of their numerous friends in this State and elsewhere, and respectfully beg them to believe that their earn-

est ambition is to become as soon as possible a self supporting people. We will not make any other appeal for material help except for our church and school-building fund.

A GREAT many Pennsylvania farmers are buying lands in Orange, Culpeper and other counties in Piedmont Virginia.

Alabama and Texas.

The passenger department of the Cotton Belt Route has issued very handsome and profusely illustrated folders on Arkansas and Texas. The following description of the noted "Grand Prairie" of Arkansas is taken from the Arkansas folder. This description, by the way, is not at all overdrawn. The writer of this item recently traveled over parts of this Grand Prairie and believes that it can hardly be surpassed anywhere in the country in agricultural advantages. He saw near Gillett, in Arkansas county, corn that will produce not less than 100 bushels to the acre. He saw vegetables of all sorts, growing as they grow only in the best sections devoted exclusively to cultivation of vegetables. He saw peaches, pears, plums, apples and other fruits yielding as large and regular crops as are produced in the most noted fruit sections. The timber of this region is as fine as he has ever seen anywhere. As a section for wood-working factories, for stockbreeding, dairying, farming, fruit growing, trucking, &c., it is a region of magnificent resources. Here is the description from the Cotton Belt Folder.

"Prairie and Arkansas counties—the Grand Prairie of Arkansas.—These two counties embrace what is known as the Grand Prairie of Arkansas, which is bounded on the east by the White river, on the west by Bayou Meto, and extends from the Arkansas river on the south to about ninety miles in a northerly direction, with a width of about thirty-five miles. The surface is gently rolling and is drained by numerous creeks, crossing the prairie and emptying into the White river and Bayou Meto. This prairie is not a wide expansion of grass lands, as the Western prairie, but it is frequently interspersed with so-called "timber islands," varying in size from a few acres up to 500 acres and more. The timber consists of the various kinds of oak, black walnut,

hickory, pecan, ash, locust, wild cherry, mulberry, holly, box, lake sycamore, elm, cottonwood, cypress, black and sweet gum, beech, maple, poplar and catalpa.

"The prairie is covered with a luxuriant growth of prairie grass which is very nutritious and makes from one to three tons of hay per acre, which is worth, in bales, at the railroad stations on the prairie, from \$6 to \$9 per ton, varying in price according to quality and demand. The central part of the prairie from north to south, which embraces the southern part of Prairie and the northern part of Arkansas counties, is the most elevated and rolling. This portion is considered to be the best adapted for mixed farming and stock-raising. The soil is clayey loam of a brown or chocolate color, resting on a clay subsoil. This soil plows easily, and any kind of a plow scours well. All the crops grown in the Northern States are well and profitably grown here. For all kinds of vegetables and plants, pears, peaches, plums, apples, quinces, grapes, and nearly all the various kinds of berries, this prairie cannot be excelled; in fact, there is no better and more profitable country for truck-gardening and fruit-raising than this Grand Prairie of Arkansas. Besides the numerous creeks on the prairie, good, pure, soft water can be procured by boring from twenty to sixty feet, or by driving wells sixty to 100 feet deep.

"Owing to the mild and even temperature of the climate, good, pure water and ever-prevailing breezes sweeping over the surface of the prairie, driving away every bit of malarial poison, this prairie is acknowledged to have equally as healthy a climate as any portion of the Southwestern States. It is free from those fatal diseases and epidemics incident to the severe and sudden atmospheric changes in our Northern States. People suffering from pulmonary diseases, or rheumatism find this climate very beneficial. Of course, this does not mean to say that people on the Grand Prairie never get sick. This country, like all other good prairie countries, has some seasons a great amount of vegetation. When there is a large amount of prairie broken, which causes a great deal of vegetable decomposition, some people suffer from biliousness.

"The very short, mild winters, long summers of about nine months, numerous creeks and pure water, the inexhaustible supply of nutritious grasses, and the proximity to the different markets, combine to make this Grand Prairie the leading stock country of the Union. Thousands of cattle, horses, mules and hogs live upon the range the year round. Many of the best stockmen, however, prepare hay, millet, oats and field peas, which are an excellent and sure crop, to feed about two months of the year, during the coldest weather of winter. With this little attention, beef-cattle are taken through the short winter in fine condition, and with a month or six weeks of grazing on the sweet wild grasses, they are fat enough for any market, at very little cost to the owner.

"Both of these counties have of late years received large additions to their population from farmers, coming mostly from the States of Ohio and Illinois, but with a good sprinkling of immigrants from the Northwestern States, and especially Kansas. In both counties there are ample school and church facilities, which have increased fully in accordance with the increased number of its population.

"Des Arc is the county-seat of Prairie county, and De Witt the county-seat of Arkansas county."

Copies of this folder and of that relating to Texas may be had from Mr. E. W. LaBeaume, general passenger and ticket agent of the Cotton Belt Route.

Woman's Work at the Atlanta Exposition.

Miss Florence Clinton Sutro, chairman of the Committees on Music and Law for the State of New York to exhibit woman's work at the Cotton States and International Exposition at Atlanta, Ga., asks that all persons interested in the success of this worthy object will aid them in securing all important musical compositions, books on music or law, or printed essays on Woman's Work in Music or Jurisprudence, photographs and autographs of all the women composers of past or present distinction at home or abroad, or singers, or pianists of world-wide reputation; or photographs and autographs of women who are practising law; or bas-reliefs or busts, or plaster casts of any of these talented

women; or any other contributions of importance pertaining to woman's work on the above subjects. All exhibits must be shipped to Atlanta, Ga., for the Woman's Building, in August, 1895, and they will be returned in December unless the exhibits are donated. Exhibits should be sent to Mrs. Theodore Sutro, 20 Fifth avenue, New York city.

Growth of the South.

Mr. W. C. Rinearson, general passenger agent of the Queen & Crescent System, says: "I find all parts of the country looking forward to increasing prosperity. I do not see anything North that can excel the commercial growth of the South, a peculiar feature of which is the tremendous increase of the farming or rural population along the Queen & Crescent. Farming communities down South are showing a handsome yearly increase in taxable wealth and in population. There are very few townships outside of towns that do not show a balance the other way in our Northern States."

Big Crops.

The Augusta, Ga., Chronicle, says:

"A gentleman who has just returned from a trip says: 'I never saw such fine cotton and corn crops in all my life. Not only is the acreage increased, but the yield per acre is going to be one-quarter more than in recent years. I have also been in North Carolina, and the farmers tell me their tobacco is far above the average in quantity and quality.'

"Another gentleman, a Savannah river swamp planter, whose place is about twenty miles below the city, says he will raise more corn this year than he will know what to do with.

"In fact, every man who comes in from the country, whether farmer or traveler, makes the same good report of crops in a general way.

"With such a rosy outlook, the South, and this section particularly, should do a tremendous business this fall and winter."

A CORRESPONDENT at Weatherford, Texas, tells about a farmer from a Western State who bought 160 acres of post oak sandy land at \$12 per acre. He soon became dissatisfied and wanted to sell it and

buy a black land farm, but as he could not dispose of it he set to work to cultivate it this spring. He has now twenty acres in watermelons, off which he has already realized \$20 per acre, besides a car loaded on the track now, and not over one-third of the crop gathered. He has forty acres of this same land in cotton, and says he will make a bale to the acre, besides all of which he has 1500 bushels of corn for sale. He is now satisfied, and does not want to sell it."

CAPT. R. F. KOLB, of Alabama, the leader of the populists of that State, is said to have for the time being withdrawn from politics and established an immigration and colonization agency at Birmingham.

THE Houston Post, one of the most wide-awake and progressive papers of the South, has established an immigration department, which is conducted with the energy and intelligence that have characterized all other departments of the paper.

COL. G. A. A. DEANE, Land Commissioner of the St. Louis, Iron Mountain and Southern Railway puts it thus:

"Of all the publications that come to my desk I consider the SOUTHERN STATES by far the best."

THE Macon Fruit & Nursery Company, of Macon, Ga., previously noted in the SOUTHERN STATES as having organized with a capital of \$40,000, has bought 1100 acres of fruit land within four miles of Macon, traversed by two railroads—the Georgia, Southern & Florida and the Central—which it will convert into an extensive orchard, vineyard and truck farm. The company will plant this year 500 acres in peaches, plums and grapes, gradually enlarging the acreage. The predominant fruit to be raised will be the peach. The company will establish also a nursery and a plant for making boxes and crates. It will also engage in the wine-making business. A considerable part of the 1100 acres will be devoted to the raising of watermelons, cantaloupes, small fruits, &c.

MR. JAMES W. TUFTS, of Boston, who, as noted in a previous issue of the SOUTHERN STATES, recently bought 5000 acres of land near Southern Pines, N. C.,

has put 150 men at work preparing the land for settlement, and is now advertising for 200 carpenters to put up buildings, which are to be rented to Northern settlers.

NORTHAMPTON county, Va., is a great country for Irish potatoes. The shipments this year from the region about Cape Charles aggregated about 140,000 barrels. This is 12,000 barrels less than last year, but the prices were better this year than last.

CORRESPONDENCE.

Advantages of the South for Dairying.

Editor Southern States:

That almost the entire population of Denmark and some other European countries are engaged in the dairying business proves that it must be a very profitable industry. The fact that many sections of our United States, and parts of Canada, are devoting nearly all their attention to it, furnishes additional evidence that other branches of agriculture must be less profitable to the farmer.

Now, if such has been found the case with these countries where winters are long and severe, feed and pasturage scarce and dear, is it not time for some of our people to utilize the unlimited resources nature has willed to them for carrying on the greatest dairy business of any country on earth?

When we sum up the resources of these countries for pursuing this industry we find them almost incomparable, so many are the advantages the South can claim over any of them. Our European and Northern friends are compelled to house and feed their animals continuously for several months of the year, while we never have to keep a cow in a stable all day, and very frequently do not need shelter more than a week during the entire winter.

From April to October feeding is practically unknown with us, the native grasses giving such luxuriant pastures as to render extra feeding entirely useless. The milk and butter obtained from cows running on these pastures are equal, if not superior, to any ever produced by the most highly fed animals of any other country. There is never a time that stock cannot live here

throughout the winter if given full access to the fields and woodlands without ever seeing any other food. While I do not believe in neglecting the stock during our mild winters any more than in the severer climates further to the North, it is a fact that thousands of head of cattle pass our severest winters without the least protection or food more than they get for themselves.

We have only to plow and level our lands to get a spontaneous growth of the most nutritious and valuable grasses for either hay or pasturing that can be grown in any country. In a seasonable year we often get from two to four cuttings of hay, which yields anywhere from two to five tons of cured hay per acre, which has been proven to equal in value as a feedstuff timothy, and unless the latter is an extra quality, it will be found superior to it.

With care any dairyman may have good green pasturage for his cows twelve months of the year. There is absolutely no limit to food that can be grown if proper pains are taken in preparing, planting and cultivation. Sorghum and all other forage plants grow to perfection and the root crops can be grown more abundantly and easily than anywhere else. Grains of all kinds can be successfully and profitably grown. Cotton seed and its product can be had at the very lowest figures, and nothing gives a better, cheaper or more universally popular food for the dairy cow when intelligently combined with other foods to form a complete dairy ration.

That we have good local markets for the best dairy products can be ascertained by looking over the grocers' books in any of our towns. They will show us that tons upon tons of butter and cheese, and even milk, are shipped from distant points to be retailed to us at high prices. Nearly every town is capable of supporting a large and well managed dairy, and would gladly do so if it could only be assured that nothing was to be sold except nice and fresh products of the choicest quality. The prices actually paid in the Southern markets for choice butter and cheese is simply astonishing. It does not look reasonable that a people possessing lands so admirably adapted to the production of these articles of food would have so long neglected the

opportunities for developing to the highest state of perfection this important and profitable business.

The past decade has marked great progress along this line in some places, but the next ten years will work a revolution in the dairy industry throughout the Southern States. For by that time the shrewd business-like Northwestern "yankee" will have seen the vast possibilities in this industry with our genial climate and fertile soils, and, as about everything else, he will not be slow in using these valuable resources of nature to add to his material welfare. It is upon him, with his push and energy, that we shall have to rely in upsetting the old worn-out ideas of farming, and supplanting them with his new and more progressive methods.

I hope that many who are now struggling against so many disadvantages in the less favored sections will compare the possibilities of the two climates, and decide to come and cast their lot with us, and show the people here what can be done with our soils. All such that will come are assured of a hearty welcome from every true and progressive Southerner.

W. B. MERCIER.

Experiment Station, Baton Rouge, La.

Editor Southern States:

Fifty-six years North and twelve in South Louisiana, with a wide range of travel and a natural taste for and some experience in agriculture, ought to give a man's opinions some value. Having been all that time in immigration business, necessitating crossing every belt of production each month, in company with active enquirers, men seeking new homes; having had to meet all the objections made by parties honest and dishonest, interested for and against, I have read with great interest your most valuable of all immigration papers, and see very little left unsaid. One point that might be of some value to your readers is this: Immigration to the South is a natural result of advancing years and intelligence prevailing, diversity of products and extensive farming. Crossing parallels introduces new crops, and diversity of crops and conditions make commerce. "Go West" means more wheat (more of one thing). "Go South" means more sugarcane, rice, cotton, earlier fruits, truck, tobacco (blast the stuff), better corn, pota-

toes—more diversity—making us customers instead of competitors with each other. This seems plain to me. Why do not our Northern editors and real estate men see this point? All Northern crops would be worth more if half the farmers would go South and grow something else to exchange for these, and the price of land goes with the price of its products. Another point is the tendency to go in colonies. I certainly approve going in companies and settling near each other; it gives value to your holdings and helps in many directions. But I fear communistic co-operation will be a failure. The Iowa Colony, ten thousand strong, in and around Jennings, La., is a grand success, but it is a colony only in that we settled together, each one taking land and making a home for himself. Each man is a sovereign and manages his own business; it works splendidly, and we think we have all the blessings of co-operation without its disadvantages.

S. L. CARY,

President Iowa Colony.

MANCHESTER, IOWA.

NEWSPAPER COMMENT.

How To Do It.

Recently Immigration Commissioner Glessner, of the Georgia Southern & Florida Railroad, was invited to deliver an address at Hawkinsville on the question of "Immigration and How to Secure It."

Commissioner Glessner, in declining the invitation, rendered an excuse that was fuller of meat than any words he could have uttered at the Hawkinsville meeting. It was one of the strongest and best kindergarten lessons that could have been given, and it is to be hoped will have its due effect, not only upon our Pulaski county friends but other communities as well.

The reason why Mr. Glessner could not make a speech to them on the all-important subject was that he was just then in the act of practically demonstrating the very method of which they were so anxious to learn.

He was going to fill an engagement with people who wanted to come to Georgia on the August home-seekers' excursion from the Northwest to Georgia. He was going

to seek is crowd and pilot it to the point where he desired them to settle.

Mr. Glessner has demonstrated, by several years' service, the best way to get immigrants. He finds a place for them and has all arrangements perfected for their settlement. He is prepared to answer any question they may ask. He then goes and brings them to the property that is ready for their purchase.

To reduce his plan to an axiom it is this: If you want anything ask for it, and then go and get it.

Speech making does not attract immigration. Glessner's plan gets it.—Times-Advertiser, Brunswick, Ga.

Farm Immigration.

A Mr. Sears, a lawyer of Dayton, Ohio, has been in the South some time and lately returned home. He was representing a number of wealthy farmers of Montgomery county, of which Dayton is the capital, and adjoining counties. These farmers have been lending money on farm mortgages in the Northwest, and they have concluded to find out whether they cannot do better buying the farms, out and out, in the South and sending tenants to them with the view to holding for a rise in the price. There will be a party of Mr. Sears' clients down here some time in August, about the middle, perhaps; and we suggest that, in the meantime, a convention of the farmers and business men of the third congress district be held, to inaugurate a systematic plan for fostering not alone this but similar movements.

The South far more needs farmers, farm skill, farm capital, than it needs any other one line of developmental force. Cities are largely made, outright, by the consuming population that is within 100 miles of them. Double the population on the circuit of 100 miles round Chattanooga, and while that shall be going forward the town will quadruple in numbers and wealth. Of course we mean by this that the doubling of the rural population must be done with the right material to have a great and good effect on the town.

Nothing that the Chamber of Commerce and Young Men's Business League could do to help the town would help it so certainly and continuously as the attraction hither of good farmers, farm capital, farm-

ing sense and industry. Some counties in this district, notably Bradley and Warren, have been immensely benefited by Northern farm immigration.

We are satisfied our commercial bodies here can secure the co-operation of large numbers of the best citizens in all the counties of the district in a move such as we are urging.

Let it be tried, and tried with energy and persistence.—Chattanooga Times.

Advertise! Advertise! Advertise!

Now that, owing to our advantages of soil, climate and general productiveness, attention is being so largely drawn to our section by the press and the railways, it behooves us to look at home, and see if we are doing what we ought to promote our own prosperity. We are amazed at our want of local enterprise. If a merchant has goods to sell he is very careful to let the purchasing public know it, as is in daily evidence in our great newspapers, where hundreds of thousands are profitably expended weekly by wide-awake advertisers. The scriptures forbid us "to hide our light under a bushel." Now a State, county, town or city is, commercially speaking, a business enterprise, and each State, county, town or city to prosper has to hustle like the enterprising business man. Why not imitate the successful example of the prosperous merchant? Why not advertise? Savannah got some excellent advice from the Hon. Josiah Patterson when he said: "You don't advertise yourselves enough. You have, without doubt, the finest Southern seaport, but its advantages must be known to be appreciated."

We have had some sporadic attempts in advertising of cities, and whenever the boom feature was omitted, such advertising has been very profitable. We have in Georgia a number of self-satisfied citizens who came amongst us in a rather doubting way, not knowing what they would find; with no authentic data as to our advantages; pioneers, as it were, and they are glad they came. We don't help ourselves. It may be very comforting to hold our hands and suppose our suburb climate, our fertile soil, our profitable crops and the railroads will settle up our waste places, but it won't work satisfactorily. We must

get up and hustle. We must let the world know what we have. Occasionally we hear of some capitalist coming South, getting interested in some locality, investing his money in our cheap, but valuable, lands and demonstrating to the local owners that they have something valuable to sell or to hold. But this is only local; it is too circumscribed to be of great general good. What Georgia needs—what the South needs—is simply to tell the truth, but tell it so persistently and so plainly and so widely that the world may know and appreciate. We want no booms. Georgia has never been a fertile field for such financial foibles, and we hope she never will be. There is only one explanation that we can think of why the average emigrant goes westward. The West advertises. They do it in a variety of effective ways. First, they support loyally their great newspapers, and the newspapers loyally reciprocate in promoting Western emigration and prosperity. The efforts of the railroad in inducing actual settlers are heartily seconded by intelligent local enterprise. California has recently set a practical example by sending one of San Francisco's most prominent merchants to London to arrange to thoroughly exploit the advantages of California and to attract British settlers to that State. This representative by a large, exhaustive exhibit of the products of his State not only shows its wonderful resources, but he arranges with steamship and railroad lines to get the settler to his destination cheaply and comfortably. The Lone Star State, through the Immigration and Industrial Association of Texas, is advertising her advantages in a very practical way by securing the co-operation of the newspapers, the railroads, the representative commercial and industrial bodies of the State, every public officer and every wide-awake, public-spirited and aggressive citizen. The present is a most opportune time for Georgia, especially, to show the world her superior resources. Blessed with a climate and healthful conditions unsurpassed, endowed with commercial opportunities scarcely equaled on this continent, with a soil yielding abundantly, with water power sufficient to run the spindles of the world, with ores of nearly every known metal in paying quantity within her

borders, she offers to every settler a home of peace, plenty and prosperity. Let the world know the truth about Georgia and the South—the whole truth and nothing but the truth—and Georgia and the South will double their population twice over in the next decade.—*Atlanta Constitution*.

BOOKS AND MAGAZINES.

PAPERS AND ADDRESSES OF MARTIN B. ANDERSON, LL. D. Edited by William C. Morey, Ph. D. 12mo. Price, \$2.50 in a box. Philadelphia. American Baptist Publication Society.

These papers, handsomely published, are on a great variety of subjects. President Anderson was a very learned man, and while he was tenacious of his views in matters of church and State, he manifestly endeavored to preserve a judicial spirit in all of his writings. We find in these volumes educational papers and addresses, commencement addresses, religious papers and addresses, philosophical and scientific papers and a notable array of miscellaneous essays. He was an educational expert and in many respects a profound critic. His scientific, philosophical, educational and miscellaneous papers are full of instruction. The family and friends of President Anderson have cause to be pleased at the way that the editor, Dr. Morey, and the publishers have done their part of the work.

IN the August number of *Household News*, Philadelphia, Mrs. Rorer, the editor, while attending to the cooking interests of her readers, has written a timely and valuable article on the "Care of Children in Hot Weather," from the domestic point of view.

A QUESTION OF COLOR. By F. C. Phillips. Frederick A. Stokes & Co., publishers, New York.

This a dainty volume and cleverly written, but we cannot commend it. Why a man of such talent should employ his time and ability in writing such a book is a mystery to us. The story is about a beautiful girl who jilts an honorable and wholesome young white man to marry a rich negro. We have noticed that this kind of literature has something of a vogue at the

North just now. It is true that the negro made himself or was made desperate by the marriage and committed suicide, but why any gifted man like Mr. Phillips chose to pursue such an uncanny theme we are at a loss to surmise.

IN CAMPHOR, with illustrations. By Howard Chandler Christy. New York, G. P. Putnam's Sons.

It is easy to see that these pathetic verses are chiefly the tender wailings of a mother over her dead child, but the lament of hope and Christian resignation. The author is Mrs. William E. Woodyear, who, though greatly blessed with this world's goods, has not escaped the cross which, in one way or another, all of us must bear.

The two most striking, characteristic and artistic poems are those from which the following verses are taken:

"They are all put away in camphor now,
The soft, warm wraps and the furs;
She wore them in hours of happiest play,
These garments so dear, which were her's.

"I've folded them down with a mother's tears,
The little frocks, spotless and white;
And locked them up in her little trunk
With her dolls—shut out from my sight."

THE KEY OF THE CAMPHOR CHEST.

* * * * *

This lowly child I looked at.
"The camphor chest," I said,
"Its soft, warm furs and clothing,
Not needed by my dead."

I took her soft, warm bonnet,
With fresh bow-knots of lace,
And, tying on, I whispered:
"Let mother keep that face."

Her cold, thin hands transparent,
These gloves seemed just to fit.
Her sweet eyes lost their sadness,
And smiles began to flit.

Shoes hardly worn and stockings,
Soft flannels, frocks and furs,
"You, little girl, are welcome;
All of them once were her's."

The chest will soon be empty,
For love has found the key;
I hear Him gently whisper
"Ye did it unto me."

THE United States Real Estate Directory is the name of a valuable and much needed volume, recently issued by C. C. Hay, 59 Liberty street, New York. It is strange that no adequate national directory of real estate dealers has heretofore been published. The present volume has been compiled with much care, and aims to

give not a list of all real estate dealers in the country, but the name of at least one responsible dealer or agent in all cities and towns, each name being accompanied with bank reference. The work has been commended by the president of the New York City Real Estate Exchange, the president of the Boston Real Estate Exchange, the president of the Chicago Real Estate Board, the president of the National Real Estate Association and by other real estate exchanges and associations.

THE August number of the Ladies' Home Journal, which goes out to its hundreds of thousands of readers in a cover presenting Albert Lynch's famous panel of spring, which won for him the Salon prize in 1893, is worth many times its price of ten cents, and no woman should be without it. Published by The Curtis Publishing Co., of Philadelphia, for ten cents per number and \$1 per year.

FOR seven years Scribner's Magazine has had the habit of publishing a midsummer Fiction Number, in which have appeared some of the most notable short stories that have been written by American authors. The present (August) issue is no exception to this remarkably successful record. Any number of the magazine would be notable with an array of contributors which includes Anthony Hope, H. C. Bunner, Hopkinson Smith, Richard Harding Davis, Octave Thanet, Noah Brooks, George Meredith, George I. Putnam and Theodore Roosevelt. The number contains seven short stories, six of them illustrated by artists of the first rank, including W. H. Hyde, Reinhart, C. Y. Turner, Orson Lowell and others. Artistically the number is given great distinction by the series of eight full-page reproductions of the pastels of Edwin A. Abbey, recently exhibited in this country.

PERSONS who have never seen the Illustrated American, the monarch of the weeklies, can secure copies of this beautiful publication, free of charge, by writing to the office, 401-403 East Twenty-third street, New York.

THE Review of Reviews, while it is perhaps the only periodical published in the United States that may be properly called

an international magazine, summing up as it does the progress of the whole world from month to month, it is none the less strong in its Americanism. The editor, it is easy to perceive, is first of all an American. In the August number he points out as one of the most significant utterances of the last month the speech made by M. Hanotaux, the French Minister of Foreign Affairs, at the Independence Day banquet of the American Chamber of Commerce in Paris, which, evidently inspired by Minister Eustis, was a brilliant and intelligent tribute to the United States of America as the foremost of modern nations. "Nothing," says the editor of the Review, "has been said in a long time that has been so deftly designed to promote warm relations between the French Republic and our own, as M. Hanotaux's frank and hearty speech. * * * Unless we are greatly mistaken in reading what seems as simple as the alphabet, the French Republic has wisely concluded that the best possible course for the French to pursue in their relations with Western Hemisphere questions, is to consult frankly and cordially with the United States and to make their policy, so far as possible, conform with the policy and wishes of this country."

THE Southern Literary Messenger is the name of a creditable monthly periodical published at Washington, the editor and proprietor being Mrs. A. Trueheart Buck. The Messenger is devoted to the literary and historical interests of the Southern States.

MISCELLANEOUS.

Northerners Surprised to Find No Prejudice.

The Water Valley, Tenn., Herald says that "Northern farmers visiting this section, several of whom have been with us this week, were utterly surprised to find no trace whatever of the prejudices they have been led to think existed against them here. The Herald representative was told by one of the gentlemen from Illinois that he was proud to find the statements that he had read in the Southern newspapers in regard to this question absolutely true in every particular, and that he was now satisfied that the ill-feeling created by the war existed nowhere but in his own section. He said also that he intended to make the South his future home, and would use his best endeavors to have his neighbors do likewise."

THE Georgia Railroad has published a folder that tells all about the country between Atlanta and

Augusta. The folder is profusely illustrated with half-tone engravings showing growing crops, orchards, vineyards, herds of cattle, farm homes, etc. Copies may be had upon application to Mr. A. G. Taylor, General Passenger and Ticket Agent, Augusta, Ga.

Fernandina.

"Upon the whole Atlantic coast there is not to be found any point where the port and town are so near the sea and are so well protected;" such is the strong presentation of the advantageous location of Fernandina, Fla., made by high authority. A study of the environment of this brings out clearly the foundation for this statement. Amelia island, on the north end of which Fernandina is located, is about fifteen miles in length and from one to two miles in width. The Atlantic washes its eastern shores. Cumberland swamp, through which courses a great body of fresh water, and Amelia river are the western boundaries of the island. Nassau river enters the sea at its southern end, and St. Mary's river at its northern extremity. Salt water surrounds the island, and its shores are washed on every side by the ebb and flow of the tide. Fernandina's harbor is some two miles in length and nearly a mile in width. There is sufficient depth of water for anchorage throughout its whole extent. Docks can be built along the shore line, owing to the depth of water, for 3000 yards. Towage is unnecessary, the entrance to the harbor being only three miles from the city. A large extent of shore line on the west side of the harbor is admirably adapted for terminals and manufacturing purposes. Vessels drawing from eighteen to twenty feet of water now pass in and out of the harbor. Government work fast approaching completion is expected to increase the depth of water on the bar to about twenty-seven feet.

Railroad facilities of a modern type enhance the commercial importance of the city. For a considerable distance along the harbor extend the tracks of the Florida Central & Peninsular Railroad. Lumber and other freight is delivered direct to the docks. The economy of this arrangement in handling heavy freights is apparent. A commodious fire-proof warehouse, with ample dock room for steamships, was built by the railroad. Besides this, there is an extensive new warehouse with dock facilities built on the harbor front for the reception and distribution of commercial fertilizers.

Weekly steamship service via the Mallory line to New York, a daily steamer to Brunswick, Ga., connecting with the Southern Railway, and the Plant system, a semi-weekly line to Savannah, Ga., and a daily service to St. Mary's, Ga., and points on the St. Mary's river, chiefly compose the water transportation facilities. Frequent trains over the Fernandina & Jacksonville and the Florida Central give connections with all points.

Churches, schools, electric lights, water works owned by the city, with an exceptionally pure and unfailing source of supply and a low rate of taxation add to the comforts of citizenship in Fernandina. The gradual rise of the ground from the shore gives easy drainage. Sea breezes in summer temper the air by day, and refreshing gulf breezes by night are just as refreshing. Fine crops are raised by farmers and fruit growers adjacent to the city. Land for the purpose is cheap, and potatoes, strawberries,

squashes, asparagus, onions and tomatoes of superior quality can be raised. Home market and facilities for speedy shipment north by steamer at lower rates than from interior points are important advantages of this locality. The basis and raw material for all the staple manufactures are to be found contiguous to Fernandina. Facilities of a superior class are to be found here for tobacco manufacturing. Ramie, the jute-producing staple, flourishes in this section and may readily become a leading industry for supplying bagging. Rice is already grown for domestic production, and may be profitably grown in the interior and brought to rice mills at Fernandina for export. The palmetto is coming to the front as the material for a valuable industry. Grown without cost, it has only to be cut and placed in bundles. It admits of many branches of manufacture, and being annually reproduced over a wide area the raw material is abundant. Except the white pine, all the valuable woods are found in Florida. Besides many grow that are peculiar to the climate. An illimitable field of production is offered in this direction. Wood working in all its branches could be extensively carried on.

MR. GEO. E. MATTICE, Chattanooga, Tenn., makes a specialty of lending money for Northern investors on gilt-edge mortgages, netting the lenders 6, 7 and 8 per cent. Property in that section of the South is increasing all the time in value, both city property and agricultural lands, and the security for loans is therefore becoming better every month.

THE Mobile & Ohio Railroad lands in Alabama and Mississippi are suited to every branch of farming. Within the last few years many thousands of acres along the Mobile & Ohio have been settled by farmers from the North and West who are now prosperously engaged in some branch of farming, either growing general crops or raising vegetables and fruits, or being engaged in dairying or stock-breeding. Mr. Henry Fonde, of Mobile, Ala., will take pleasure in sending to inquirers full information with maps, folders and other printed matter, together with information about special rates, dates of excursion, etc.

COL. O. S. HAYES, who has started at Statham, Ga., the nucleus of a colony of Grand Army veterans, has issued a leaflet entitled "The Yankees of the South," containing a general description of the locality in which he is operating.

In the Gulf of Mexico, off the Florida coast, not far from Apalachicola, there is an island nine miles long and four miles wide known as St. Vincent's Island. It has a superb climate; it has a semi-tropical growth; it is richly stocked with all kinds of game; it is a noted resort for wild ducks and water fowl; it is one of the finest fishing resorts in the gulf and is besides admirably adapted to all farming pursuits. It would be a superb place for a club resort and game reserve, or for a general resort. This island is now for sale, as set forth in an advertisement published in another column.

ALL readers of newspapers will remember the intelligence telegraphed throughout the country

some months ago that the cashier of the Merchants and Farmers National Bank, of Charlotte, N. C., a prominent and wealthy citizen, had defaulted. He was the owner of a magnificent stock farm, and this together with other property has been seized in satisfaction of his debt to the bank. The directors of the bank are anxious to realize on this farm within the shortest possible time and are offering it for sale. Elsewhere in this issue will be found a general description of the farm and its improvements, the crops it has produced, etc.

THE Southern Land & Immigration Co. at Nashville, Tenn., advertises that it can offer special inducements to home-seekers in the way of farms in different parts of the South. The company has made a specialty of getting together lands particularly suited to the wants of farmers from the North and West, and is well equipped to supply such wants and to furnish any information that may be needed by persons who are thinking of moving to the South.

THE Southern Real Estate Exchange, Clarksburg, W. Va., tells in another column in a very attractive way about some splendid properties in farms and in coal, timber and oil lands that it has for sale in that great and growing and wonderful State, West Virginia.

MR. W. W. PHIFER, a truck farmer near Charlotte, N. C., is engaged largely in the growing of celery. He expects to set out this season 75,000 plants.

MR. L. I. MOORE, at Greenville, N. C., advertises in this issue an elegant Southern home for sale. It comprises 1250 acres, of which 900 are in cultivation. Besides the dwelling there are all the necessary out-houses, with machinery and farming implements. The farm is in the truck and fruit section of Eastern North Carolina, and can be bought either as a whole or small farms will be sold from it. The terms will be made to suit the purchaser.

In the southern part of Western North Carolina, in Macon county, there is a magnificent country, high and yet level, the soil rich and productive, the water pure; all the conditions, such as contribute to good health, and the section attractive in almost every particular. Not only to farmers is this section attractive, but to investors and capitalists as well. It is a region wonderfully rich in mineral resources and in timber. It has extensive forests of superb hard-wood timber; it has splendid water powers; it is rich in corundum, mica and other minerals, and in some sections it is known to have valuable deposits of gold. In another column in this issue, Mr. F. A. Hall, of Danbury, Conn., describes a tract of nearly 14,000 acres in this section which can be had at \$4 an acre.

THE J. E. Bennett Land Co., West Point, Miss., has issued a pamphlet containing a long list of farms for sale with prices, location, railroad facilities and general description. The following is taken from the introduction to the pamphlet:

"In presenting the following list of lands in the State of Mississippi we have endeavored to offer only those lands that are really desirable as homes or as an investment; and they are mostly located in the

black prairie belt between Okolona on the north, and Macon on the south, on the line of the Mobile & Ohio Railroad and are perfectly adapted to the raising of small grain, corn, grasses and stock, with a delightful climate for man or beast."

THE State of Georgia has within the last year or two come rapidly into conspicuous prominence on account of its advantages or general farming, fruit growing and all agricultural pursuits. The central part of the State in particular has attracted wide notice, and many Northern farmers are moving into Central Georgia. Mr. J. Hanesly, Americus, Ga., advertises on another page that he has choice fruit lands, dairy, vegetable and truck farms and lands suitable for general farming, for sale at low prices, on good terms.

EASTERN North Carolina is one of the great and noted truck sections of America. Probably more money has been made per acre in strawberries and other trucking in parts of Eastern North Carolina than anywhere else in America. Information about land and other subjects in this section may be had from Colin M. Hawkins & Co, Raleigh, N. C.

MR. WM. HUBER, Jacksonville, Fla., would like to correspond with persons interested in the South, or who are looking to the South as a possible home. He believes he can tell them of lands in Florida that will attract them on account of their productiveness, accessibility by railroad and low price. Mr. Huber will send pamphlets free.

MR. E. E. McCLELEN, Piedmont, Ala., has for sale lands in the beautiful and rich valleys of North Alabama admirably suited to farming, dairying, stock breeding. Mr. McClelen will be glad to answer any questions about that part of the State.

THE State of Texas is drawing to itself a very large share of the immigration from the North and West

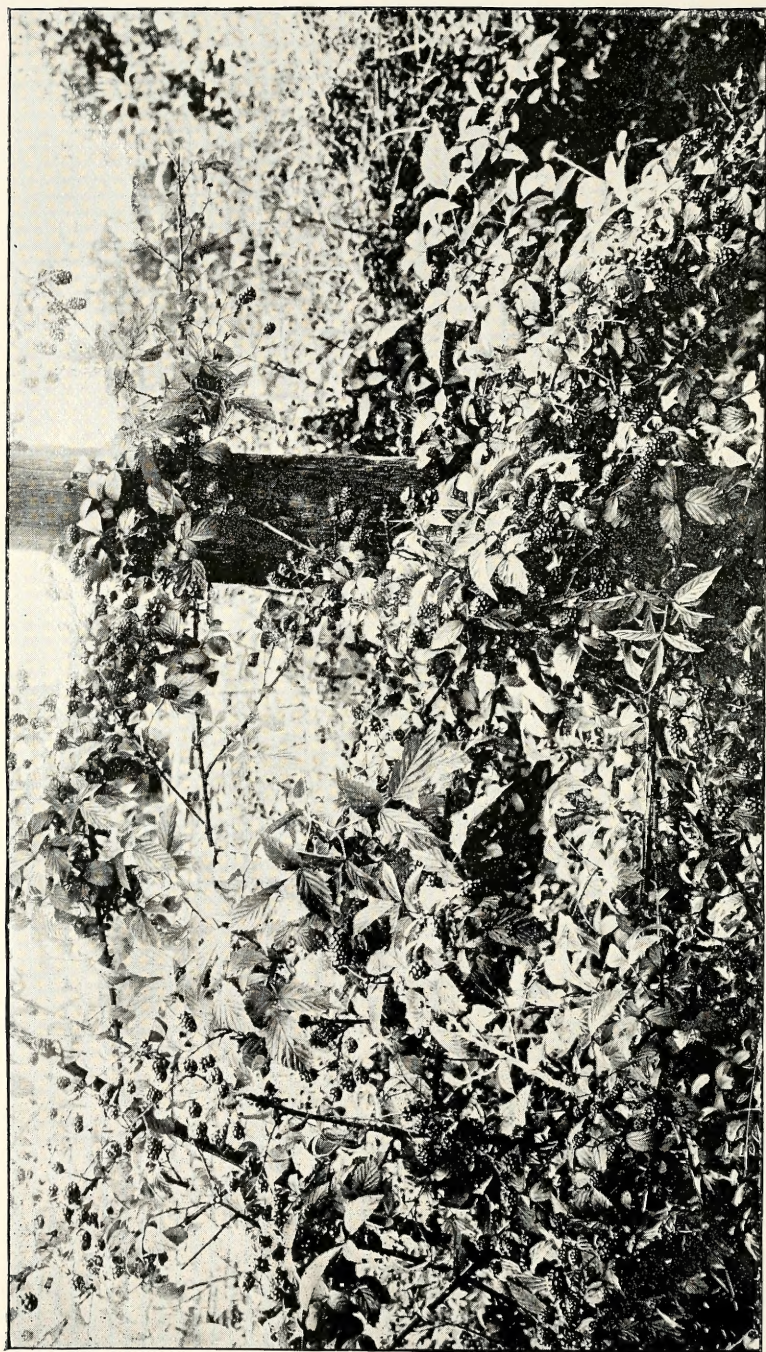
that is flowing Southward. This is particularly true of Southeastern Texas, the region about Houston and Galveston and the Gulf Coast and eastward to the Louisiana line. Mr. John E. Willey, Houston, Texas, is engaged in selling lands in this area, and would be glad to attend to the wants of anybody who may be thinking of going South.

"THE GRAND PRAIRIE" of Arkansas is one of the finest farm and fruit-growing sections in the country. In one county, Arkansas county, several hundred Northern and Western families have settled within the last twelve months. Messrs. W. M. Price & Son, of Stuttgart, Ark., who recently settled near Stuttgart a colony of seventeen families from Iowa, have in hand for sale a large acreage of land suitable for farming, fruit-growing and trucking, which they can sell in any desired size of tract.

THE recent interview on Virginia of the Hon. J. Sterling Morton, secretary of agriculture, has caused the agricultural interests of the State to be more widely talked of than ever before. Mr. Morton says that if he were a young man he should go right straight to Virginia and buy a farm. Mr. H. C. Arrington, of Claremont, Va., is selling farms in a section of Virginia where, he says, two crops can be raised in one season, where there are good markets and pure water and where farm crops and early vegetables and fruits can be raised at great profit. Claremont is already the centre of a thriving colony of Northern settlers.

COLUMBIA, capital of South Carolina is in a fine agricultural and fruit-growing country. Mr. E. K. Palmer, at Columbia, will be glad to furnish information about lands suitable for fruit-growing, general farming, for raising tobacco and cotton, dairying and cattle-raising and for all agricultural purposes. He controls lands that can be had at remarkably low prices and on terms that will meet the needs of almost any purchaser.





BLACKBERRIES IN MOBILE COUNTY, ALABAMA.

THE SOUTHERN STATES.

SEPTEMBER, 1895.



SPECIMEN STRAWBERRIES—195 BERRIES ON A SINGLE PLANT.

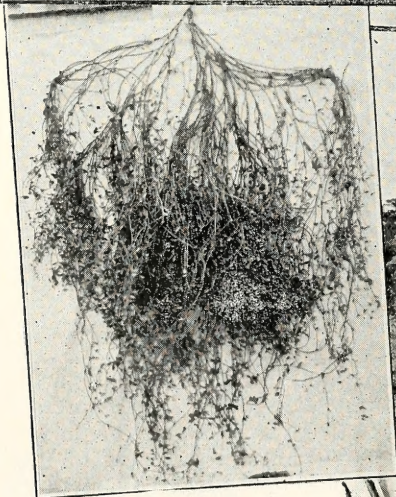
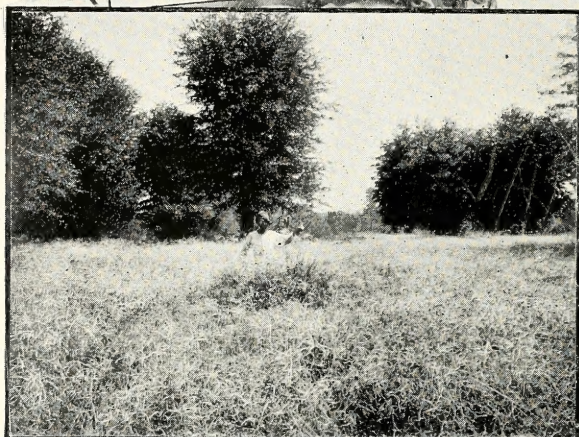
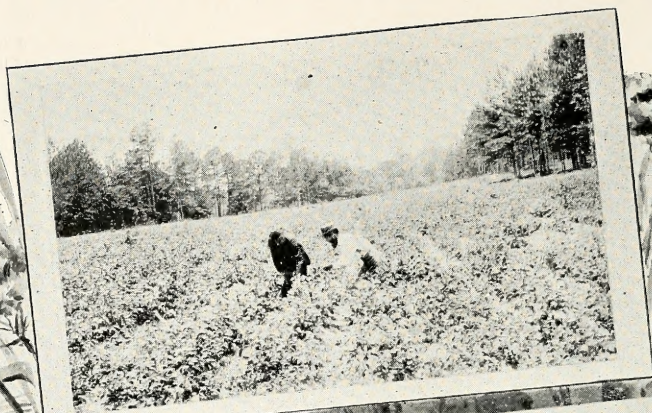
TRUCK FARMING AND FRUIT GROWING AROUND MOBILE.

By D. Allen Willey.

Perhaps no branch of agriculture in this country has developed more rapidly and had a more vigorous growth than what is known as "truck farming," as distinguished from market gardening. Thirty years ago town people practically depended on the owners of vegetable gardens within a short distance of the town limits, often inside of it, for their supply for the table. Such an idea as that of shipping these products any distance by rail was almost unknown, and those who had thought of

it regarded it as a mere theory which by practical trial would prove unsuccessful. True, to the cities of New York and a few other large communities came vegetables hauled by express or freight trains a distance of fifty or sixty miles, but the nearness of these sources of supply classed them practically as suburban garden patches.

As a result, most of the hotels and boarding-house keepers and the housewives were accustomed to do without vegetables and small fruits, except the



- 1—Southern Alabama Potato Field in March.
- 2—Specimens of the crop.
- 3—Spontaneous growth of hay in same field harrowed over after potatoes had been dug
- 4—Hay crop harvested.
- 5—Specimen of clover (spontaneous growth) 7 feet, 3 inches high above ground; weight, 9 pounds, 4 ounces.

small quantity then canned of the latter, during that part of the year when the rigor of a Northern climate rendered it impossible to raise "garden stuff" exposed to the weather. While a few growers were ambitious enough to have hothouses, the tomatoes, lettuce or other plants thus forced to ripen at an unnatural period were almost devoid of taste and but little sought after except by landlords who prided themselves on their *menu* of table luxuries.

The commission merchant of a quarter of a century ago wonders at the remarkable change which has come over this business of raising delicacies and necessities for the table and the mode of

they were picked and, thanks to the modern mode of icing and ventilation, they are as fresh as when they left the plants that bore them.

While Long Island, New Jersey, and in fact much of the fertile land that skirts the Atlantic and Gulf coast from Maine to the Mississippi is now devoted to truck farming more or less, there are, as may be imagined, certain localities where nature seems to have offered the cultivator the benefit of all her resources in a happy combination of climate, soil, moisture and healthfulness of locality, while man has aided in giving necessary transportation facilities.

The greatest development in the



PEAR ORCHARD.

supplying them. We of today are not astonished to see trains of twenty and thirty cars loaded to the roofs with everything that mother earth matures for the good of mankind, from the celery plant to the cucumber, rushing into the great cities of the country at the rate of thirty and thirty-five miles an hour. The contents of the cars to be there hurried to the commission warehouses, thence to the markets and green grocers to be selected for the family's use. Possibly they were loaded into the cars at a point 400 or 500 miles distant, yet less than twenty-four hours have elapsed since

truck farming industry has been of course in the South, where by reason of the short and mild winter and early spring the grower can have vegetables and fruits ready for shipment to the Northern markets at a time when the Northern gardener has hardly begun to think of preparing his ground for the spring crop. The country about Norfolk, Va., and the sections of which Newbern, N. C., Charleston, S. C., Savannah, Ga., and Mobile, Ala., are the centres, as well as a large part of Florida and certain localities in Tennessee, Arkansas, Mississippi and Louisiana have become noted as trucking areas.

This article, however, is to deal only with the Mobile territory, which is one of the most important and inviting



regions for the growing of early vegetables and fruits, and in which that industry is making rapid advances, while those who are engaged in these pursuits are conspicuously successful and prosperous.

The soil of this region is a light, sandy loam, with clay sub-soil, easily cultivated and capable, under proper handling, of producing wonderful yields of all vegetables.

Some idea of the growth of the industry in the Mobile district within recent years may be had from figures taken from the census reports of 1890. Taking only the two items of cabbage and potatoes the shipments from Mobile county alone (including Mobile) in 1880 and 1890 respectively were:

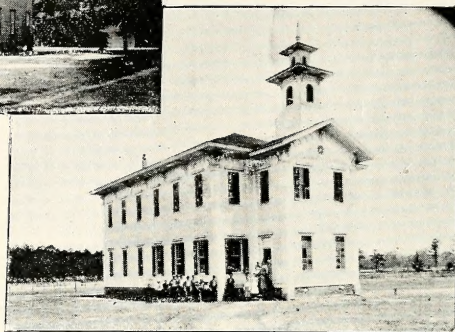
	1880.	1890.
Cabbage (crates).....	1,656	77,745
Potatoes (barrels).	41,165	105,232

The vegetables principally grown in the Mobile district are cabbage, potatoes, beans, peas, cucumbers, tomatoes, onions, turnips, radishes, beets, celery, eggplants, lettuce, asparagus, kale, spinach, pumpkins, cantaloupes, watermelons. Fruits, such as strawberries, raspberries, blackberries, peaches, pears, plums, grapes, etc., are grown for ship-

ment on a large scale and at good profit.

Numberless instances might be given of the profits in trucking, but a few will suffice. On a farm of ten acres in this section a man raised and sold \$200 worth of Irish potatoes on less than three acres; \$100 worth of cucumbers on half an acre; over \$100 worth of tomatoes on one acre, besides smaller sums on other vegetables, cabbages, turnips, etc. He had also twenty head

of cattle, two good horses, and sold enough milk and butter to pay the entire expense of the farm and family. Another man raised \$1200 worth of Irish potatoes on seven acres and had the money in hand before



REPRESENTATIVE SCHOOLHOUSES.

the last of June, of the same year. Both men raised enough potatoes and planted them to raise the seed for the next spring's crop. Another sample of what is being done and what can be done is shown by the results of one large field. In February, this field was planted in Irish potatoes. Corn was planted between the rows in part of the field in May. As the potatoes matured a portion of them were dug,



A TRUCK FARMER'S HOME.



A TRUCK FARMER'S HOME.

twenty bushels a day. In the space thus cleared, turnips were planted and a crop obtained. From part of the field in which the potatoes were not dug one and a half tons of crab grass hay was cut. To sum it up, the owner got from this field 150 bushels per acre of Irish potatoes, forty bushels for every acre of corn, besides the one and one-half tons of crab grass hay, and a crop of turnips—four crops from one field in one year.

In fact, it is difficult to estimate the amount of net profit the thrifty truck farmer can realize in this locality. The figures depend largely on the judgment, experience and methods of the farmer. Many farmers coming from the North and engaging in the growing of truck have paid for their land, clearing and improvements, out of the first year's profits.

It is claimed for this locality that tomatoes are grown in quality and size superior to any in the United States. The fruit, it is said, is more solid and has better carrying qualities and reaches the Northern market in better condition than from other districts, and so sells for higher prices. Many of the tomato growers make a second crop, having it ready for the market in October and

November, after the Northern crop is killed by the frost. Irish potatoes are a very profitable crop; in fact, two crops may be raised each year, and after the second is made the same land will produce a crop of hay or turnips. The production is from forty to 100 bushels to the acre, and from \$3.00 to \$4.00 per barrel is the price usually obtained. Alabama cabbage stands very high in the Northern and Western markets, being, it is said, superior to that grown elsewhere.

The climate and soil are admirably adapted to the culture of fruits of the highest excellence. Those who are competent judges and unprejudiced, living in other sections of the country, pronounce this section the home of the grape and other fruits. The pear succeeds, but the LeConte, Keiffer and Sand have proved themselves more vigorous, hardy and prolific than the finer varieties. Peach trees grow well and crops are very regular, most growers getting eight full crops in ten years. Strawberry culture is assuming large proportions. Early apples and pears are grown largely, and peaches are beginning to attract much attention.

Grapes can be grown in great profusion. The season is so long that the



A TRUCK FARMER'S HOME.

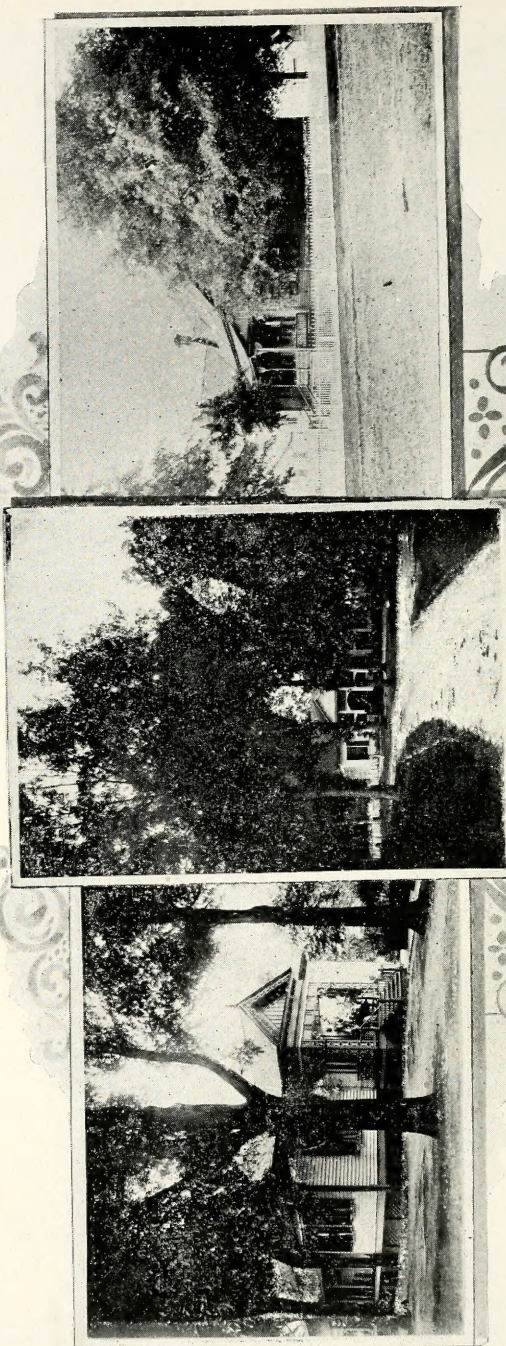
vines make double the growth that they can in the North. They never require protection from winter freezes, and the latest ripening sorts never fail to reach maturity. The Concord is most generally grown, yet the Delaware, Ives, Seedling, Perkins, Hartford and others are planted with success. The Scuppernong is one of the most notable varieties. This is a native Southern grape practically unknown in the North. It grows with remarkable rapidity and is very prolific in its yield. It is thus described in the Bushberg Grape Manual:

"This is exclusively a Southern grape, producing annually large and sure crops requiring scarcely any labor. It is entirely exempt from mildew, rot or any of the diseases so disastrous to the Northern species; entirely exempt also from the phylloxera; but it cannot be grown north of the Carolinas, Tennessee and Arkansas, nor even in Texas. It is purely a Southern variety, and where other grapes fail from fungous diseases or late frosts this variety bears regular and abundant crops."

The following is taken from a recently published article on the Scuppernong:

"There is nothing in the whole horticultural world that will produce an annual crop with so much certainty, both as to quantity and quality, as the Scuppernong grape. They are the only grapes known in the world that are entirely free from all the insect troubles, and wholly exempt from all diseases to which other grapes are subject. * * * There are many profitable ways of utilizing these grapes. * * * There is no limit to the pos-

sibilities for the profitable cultivation of Scuppernong grapes. * * * They begin bearing in three years, and gradually increase in productiveness. As much as \$1800 per acre profit has been



REPRESENTATIVE FARM HOMES.

made from an old Scuppernong vineyard, but the average profit is from \$200 to \$300 an acre."

There are other and important questions which arise in the mind of the practical farmer. These include the climate, length of seasons, price and character of labor, proximity of churches and schools, etc., and the means for shipping products. He has doubtless heard a great deal about heat down South, that "no white man can work there" and other superstitions. He may know nothing about negro labor. Under such circumstances these questions naturally arise.

Climate and seasons are very important to the agriculturist, especially to the man who is forced to be idle four and five months in the North while ice and snow cover his fields. This means that during the seven or eight months when he can plant, sow and harvest his few crops off these fields the proceeds must pay his expenses during this enforced idleness for one-third of the year. But in the far South a white man can work on some portion of his farm and be raising some kind of a marketable crop every month of the twelve. This accounts for the wonderful record of four crops in one season from one field to which I have already alluded. Of course the weather is warm in summer, but no warmer than in many Northern States.

According to the reports of the United States Weather Bureau the thermometer has not in the last five years indicated a higher temperature at Mobile than 97°.

The normal mean temperature at Mobile, as given in Reports of the United States Weather Bureau for each month of the year, is as follows: January, 51.4; February, 55.5; March, 59.8; April, 67.2; May, 74.2; June, 80.6; July, 82.6; August, 81.2; September, 77.6; October, 68.1; November, 56.6; December, 52.6.

I don't think I can do better than quote here from an editorial published in the SOUTHERN STATES for July, 1895, on "Summer in the South."

"The SOUTHERN STATES for February contained an article on 'The Sum-

mer Temperature of the South,' in which it was shown, by statistics from the United States Census Reports and from reports of the United States Weather Bureau, that the maximum temperature of the South is very little higher than that of the North, and that there is also but a slight difference between the mean summer temperature of the two sections. A comparison was made between a number of Northern and Southern representative localities. * * *

"Of the Southern group it will be noticed that a larger number are in the extreme South than either the middle or upper part of the South—New Orleans, Mobile, San Antonio, Savannah, Jacksonville, Memphis, Atlanta. The Northern group comprises many that are in the far North, some being on the lakes and the Atlantic Coast—Chicago, Boston, Detroit, St. Paul. The average of the July means for these fourteen Southern cities is 80.5°; the average for the fourteen Northern cities is 75.3°, a difference of only 5.2°. Considering even the whole period of the three summer months, the differences between the averages of the means for each of the cities in the two groups is only 5.8 degrees; the June, July and August means for the Northern group averaging 73.2, and for the Southern, 79.

"These figures are repeated here and elaborated because of the emphasis that is given them by the recent 'hot spell' under which the whole country has been sweltering. This article is written in Atlanta on June 3d. The writer has spent the last few days in Georgia, and has not been able to learn of a single case of sunstroke or heat prostration anywhere in the far South, while the news dispatches are telling of scores overcome with heat, many of them fatally, in nearly all the Northern cities. There has not been a night too warm for refreshing sleep. He has met down here numerous Northern people who, without exception, assert that they suffer less from heat here than at the North.

"The thermometer may indicate as high a degree of temperature or even possibly a little higher, but there is but little humidity in the atmosphere, and there is hardly ever a day during which



PLUMS GROWING NEAR MOBILE.

there is not a good breeze blowing. Farmers down here who have come from the North state that they can work outdoors in midsummer much more readily than they could at the North.

"Nobody need be afraid of the summer heat of the South."

The average annual rainfall for the twenty-three years that there has been a weather bureau established at Mobile under the charge of the United States government has been 62.74 inches each year, distributed very evenly through the year as follows: January, 5.16 inches; February, 4.52; March, 7.35; April, 5.00; May, 4.32; June, 6.00; July, 6.82; August, 6.91; September, 5.05; October, 2.90; November, 4.20; December, 4.51.

This evenly distributed and abundant fall of water each year is a guarantee against drouths and crop failures, making irrigation unnecessary and producing the most favorable conditions for the grower of fruits, vegetables, grasses and all general farm crops.

The amount of rainfall is such and is so evenly distributed during the seasons that a protracted drouth is practically unknown. To sum it all up, in the language of a recent writer, "the exceeding mildness of winter, the temperate heat of summer, the delightful salubrity of fall, the animating freshness of spring, the constancy of the rainfall, making serious drouths almost unknown, the freedom from violent storms, the great length of the growing season, the shortness of the winter, the ample amount of sunshine and the large number of days between frosts, all combined, make a climate which is rarely equalled and still more rarely excelled."

The cheapness of labor and the low cost of making crops astonishes the newcomer. Negro labor is abundant, and it may be said right here that the negro is a natural farmer. If his disposition and habits are carefully studied by his employer, the latter will find him an excellent worker and at one half the wages paid farm hands in New York, Illinois and other States. Another superstition is that Northern farmers cannot come South and work lands with colored help. This is a myth. Throughout

the fruit-growing section of Georgia can be found Northern land-owners who own some of the finest farms in the South, all tilled by negroes. Another factor in working these lands is that one mule can do as much as two and sometimes three horses on heavy clay land. The soil is light, porous and free from stones.

The price of land varies, according to fertility and proximity to the railroads. Land can be bought from private individuals, or good railroad land can be bought very cheaply and on very easy terms. Good improved lands convenient to schools, churches and railroads may now be purchased at from \$10 to \$15 per acre, and some in more remote localities at \$3 to \$5 per acre. Lands that compare favorably with lands in the North and West in every regard may be gotten at much less than half the price they bring in those sections, and some at one-quarter of the price.

Many families from the North and West have located in this section, and others are coming every day, and embarking in the fruit and truck business. Their success has stimulated this branch of agriculture, and from the manner in which lands are being taken by home-seekers it is not impossible that this beautiful and fertile plateau, whose southern boundary is washed by the waters of Mobile bay, may become in a few years a vast aggregation of gardens, vineyards and orchards.

The following extracts bearing on this region are taken from a paper read by Hon. E. M. Hudson, of New Orleans, at a meeting of the Louisiana State Agricultural Society. Mr. Hudson, though engaged in the practice of law in New Orleans, is a successful fruit-grower. His fruit farm in Alabama, north of Mobile, is probably one of the best in the South:

*** "Within the past fifteen years this region has attracted the attention of lumbermen, from the West chiefly, who have acquired vast tracts for manufacturing the fine timber into yellow pine lumber. * * *

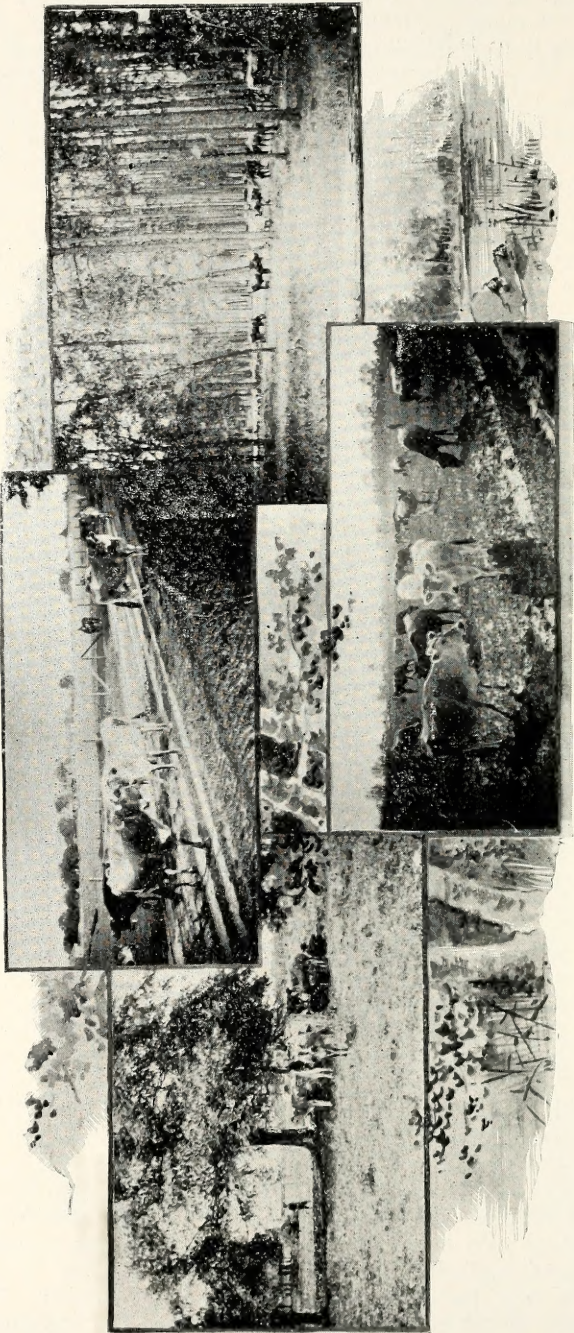
"As the soil, varying in different localities, has long been known to be, as its

forest growth indicates, deficient in potash and phosphoric acid, the conclusion has long been almost universal that these lands were unfit for agricultural purposes. A blind acceptance of this belief has hitherto condemned these soils as worthless, which is the chief reason why they have not, years ago, been brought under the dominion of the farmer and horticulturist. The first awakening from this hallucination was found in the discovery that truck farming here to supply the early Northern market could be successfully and profitably conducted. Eager to take advantage of the easy tillage and propitious climate numbers of Northern and Western men have flocked into Georgia, Northern Florida, Alabama, Mississippi and Louisiana, thus giving a great impetus to this kind of agriculture. A few have gone further, and by repeated experiment satisfied themselves of the wonderful adaptation of these lands for fruit culture. * * *

"Only apples of Southern origin succeed tolerably in the southern portion of this section. * * * Peaches, of which the curculio is the chief enemy, grow in great profusion when properly attended to. In no part of the country are finer and handsomer peaches grown than in this section. The peach borer, universally present in the whole country, is as easily controlled in his ravages here as elsewhere; while the jarring process, vigilantly conducted, will reduce to a minimum the destruction of the fruit by the little "turk." * * *

"While the European varieties of plums do not succeed in this section, being, in

fact, practically limited now to California and Oregon, the native varieties, such as wild goose, Marianna and others of the Chicasaw family,

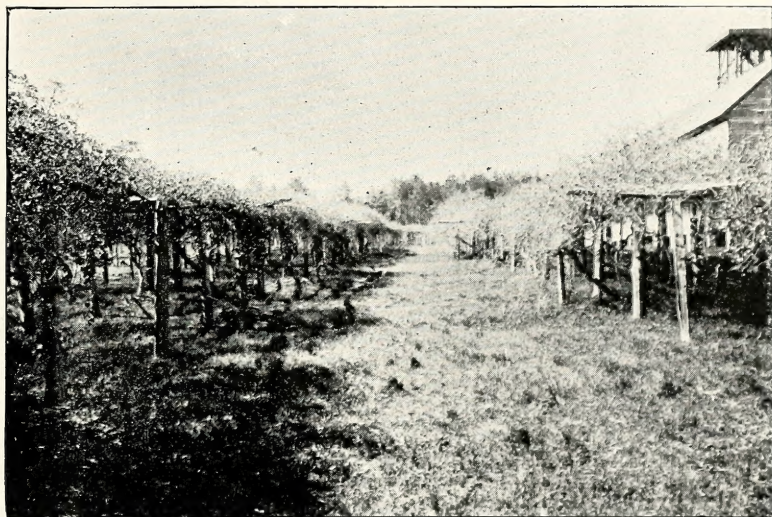


PASTURE SCENES IN SOUTHERN ALABAMA.

flourish beautifully. * * * In the last three or four years the planting of varieties of plums from Japan has attracted much attention in this region. These are not hardy at the North, and thus the region under discussion will always have a monopoly of this superb fruit. Among these the principal are the Kelsey, Satsuma and Botan varieties. The Kelsey is best known. These are all of large size and fine flavor, not unlike that of the best gages, generally averaging two inches in diameter. They ripen late, from the middle of August to the middle of September, according to the latitude, are firm, carry well and

middle of February, near the coast, it is rarely affected in the least by late frosts, while such frosts are particularly injurious to the Bartlett, the latest bloomer of all, on hills, near the Gulf Coast. * * *

"That the Le Conte pear is not a fine pear, is admitted, but it is the earliest pear (except the early summer pear, Doyenne d'Ete) in the South, coming in ten to fifteen days before the Bartlett, and thus commanding a price only inferior to that of the California Bartlett, its sole competitor in the Northern markets. If gathered as it should be, when matured, but still green in color and hard, it keeps well, ripens up slowly,



SCUPPERNONG GRAPE ARBOR.

must prove a profitable fruit for shipment. * * *

"In all portions of this region the pear succeeds. Not all varieties, however, do equally well; but this is true of the pear everywhere in this country. Of the well-known varieties, the Bartlett, Lawrence, Anjou, Angouleme, Superfine, Howell, Clapp's Favorite and Seckle, not only are among the best, but do the best. The Oriental pears, the Le Conte, Kieffer and Sand, have proven themselves vastly more vigorous, hardy and prolific, than any of the finer varieties. Particularly in the southern portion of our region is this true. Although the Le Conte blooms very early, by the

is very juicy, and a fairly good fruit. Such pears command in the Western and Northern markets about 75 per cent. of the price of California Bartletts, as shown by the prices current for the four years past. Left to ripen, i. e., to grow mellow, on the tree, the Le Conte pear is of little value. Near the Gulf Coast its time for gathering and shipment is about the 1st to the 10th of July in average seasons. The Sand pear, known as the Chinese Sand, ripens three or four weeks later. This is only fit for preserving, canning or cooking. The Kieffer pear, which ripens near the coast about the first of October, if allowed to fully mature and

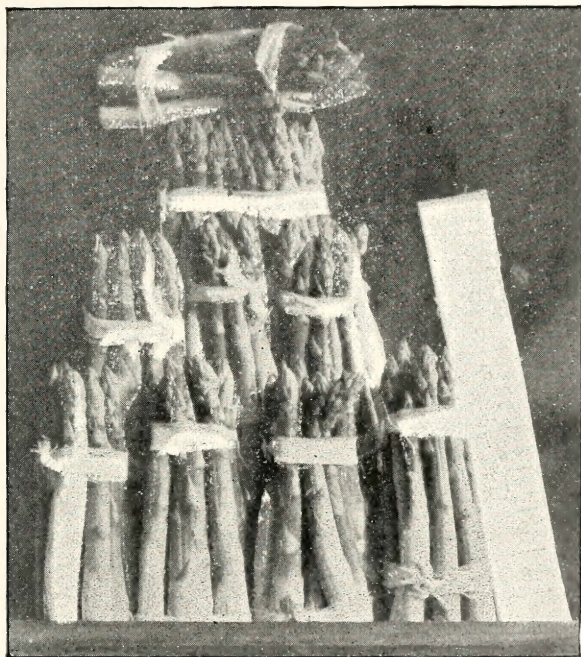


FIG TREE IN SOUTHERN ALABAMA.

to mellow in the house, is a very fair pear for the table. It is always fine for preserving, canning and cooking; and it usually commands \$2 per bushel in the New York and Eastern markets. As grown in the South, the flavor and quality are both beyond comparison, superior to those of the Kieffer grown in the North. All of these Oriental pears, particularly the Le Conte, are admirable for drying; and the Australian markets

burning the affected branches, its progress can be arrested and exterminated. No pear, however, has shown itself more liable to blight than the Bartlett; and in all sections of the United States this disease has, at one time or another, appeared. So that to say the very least, this region enjoys as much, or more, immunity from its ravages, than any part of the country.

"Outside of California and the Lake re-



ONE OF THE MOST PROFITABLE PRODUCTS OF SOUTHERN ALABAMA.

particularly afford a demand for dried fruits that is not likely to be filled for many, many years to come.

"No pear seems to be blight-proof, unless it be the Kieffer, which, so far as I am informed, has never been attacked by this scourge. It can no longer be denied that the Le Conte is liable to it; for the experience of its growers at Thomasville, Ga., and in certain portions of North Florida, as well as in South Mississippi no longer admits of doubt on the subject. But its extreme vigor enables the Le Conte to withstand its ravages to such a degree that, with prompt attention and free pruning and

gions of the North no part of this country is better adapted to the growing of grapes than our pine lands in this region. Owing to the dry climate of California the downy mildew is unknown, but the powdery mildew there requires hundreds of tons of flowers of sulphur to save the crop. In the North, East and West the downy mildew and black rot are far more prevalent and destructive than in our region, notwithstanding the showery weather which more or less prevails in early summer in this section. Since, however, the discovery that both of these diseases may be prevented and controlled by spraying with a solution of sulphate of copper

and lime (Bordeaux mixture), as is now acknowledged, the South has nothing to fear on that score, just as paris green has robbed the cotton-worm of his terrors. Anthracnose, which is rare in the South, has been found to yield readily to the Bordeaux mixture. The advantage, however, possessed by the South in grape growing is the earliness with which the crop may be produced and disposed of. The popular taste seems wedded to the black grapes of American origin, such as, for the earliest, Champion and Moore's Early, and for the next, Hartford, Ives and Concord. Near the Gulf the former can be marketed by June 25 to June 30, and the latter before July 15. The first grapes that reach the Northern markets from any section come from California. Strange to say, these inferior early black grapes command always, until the advent of the California grapes, more than twice the price per pound of

the latter; and the Southern-grown crop of black grapes brings as much or more than the California grapes. While these black grapes are very prolific and command good prices, from eight to ten cents per pound, when shipped properly, the Delaware, the best of American grapes, when grown in the South, brings from ten to fifteen cents per pound, a price never attained by California grapes, since these have never, that is to say for six years past, commanded more than ten cents per pound, and that only rarely. Delaware grapes grown near the Gulf coast can be marketed at Chicago or New York from the 1st to the 10th of July every year. They are earlier in the South than the Concord; while the reverse is true in the North and West. The Berckmans, similar in all respects to the Delaware, which is one of its parents, will do as well as the latter."



AGRICULTURAL CAPABILITIES OF THE SOUTH.

III.—GRASSES (Continued).

By M. B. Hillyard.

I write of timothy—*Phleum pratense*—not so much on account of my observation and experiment, as upon the authority of others who are the highest authority. And a further motive is to seek to ingratiate the climate and soil of the South with people North and West, who esteem this as their grass *par excellence* for hay; and thus commend the South through the medium of an old friend. It had as well be frankly stated, however, that an occasional stock-raiser of great eminence in the South discredits it, and does not duly estimate it, for reasons easily explicable, but which are not given due consideration by them. It is but a justice to the grass to prepare the mind of a possible enquirer for an adverse report from such an occasional disbeliever in this truly great foundation of a great production, the hay crop of the North and West being worth many times more than the aggregate of several great crops there. The true explanation of the disesteem in which timothy is held by an occasional stock-raiser is that it is tested from the severe standpoint of a pasture in contradistinction to a meadow. This ordeal, from which it has no rest, is too severe for the grass for reasons easily understood by the practical farmer North and West. Seeded with many other grasses and pastured every day in the year—as is most commonly the case by all whom I know to disparage it—it gives way and falls under the disregard of these few stock-raisers. But grazing is not its true sphere, and it is a false standard by which to measure it.

Again, another enemy it has to encounter is the sedge grass—*Andropogon*. This grass, a formidable foe anywhere, at least so far as my information and observation reach in this

country, is infinitely more formidable South. Hardly anywhere South can an old field be found where this grass has not usurped the “open” unless extirpated by Japan clover—*Lespedeza striata*—which will soon eliminate it if not too closely pastured. Thus it comes that even he who treats timothy as a meadow grass must remember its great foe—sedge—so much more formidable here than North and West.

With these precautions, so that the Northern and Western reader may be guarded against surprises and disappointments, I give some authorities of indisputable eminence and weight. From my pamphlet, entitled “The New South,” published in 1876, and quoting from my series of letters published in the Indiana Farmer, written several years earlier, I quote from a special letter on timothy. Dr. D. L. Phares, the author of the great authority on Southern grasses, “The Farmer’s Book of Grasses,” is quoted thus, writing from Wilkinson county, Miss., in 1873: “I have grown as fine timothy as I ever saw anywhere. * * * It does as well here on some of our lands as anywhere in the world.” The reader must not fail to be impressed with the tremendous force of this assertion from such an unquestionable authority. Next I quote from a letter of Prof. M. W. Phillips, then editor of the Southern Farmer, Memphis, Tenn., and subsequently Professor of Agriculture, University of Mississippi. It was written in 1873: “I had, near Chatowa, Miss., bluegrass, timothy, herds and tall meadow oat grass. A gentleman living below New Orleans, La.—I can’t call his name—sent me timothy seeds and heads of timothy, somewhere about ’55 to ’60, grown at his plantation—heads ten to

twelve inches in length—and I grew of his seed equally as good. I have had timothy five and six feet high, heads ten to twelve inches, not guess work." His testimony and that of Dr. Phares quoted above, being that of both experts and scientific men, are worth more than the testimony of any number of men whose opinions are based on crude efforts, shallow observation or limited experience. As the reader North and West may be startled at Dr. Phillips' assertion as to heights of timothy, I will corroborate it by another testimony from the same pamphlet. Mr. W. L. Brown, of Yalobusha county, Miss., says: "Have seen timothy six feet high, with heads twelve inches long; average height four or four and a-half feet."

I will not quote further from my pamphlet on this grass, but will turn to Dr. Phares' great work, "The Farmer's Book of Grasses," published in 1881, when he was a professor in the great Agricultural and Mechanical College of Mississippi: "It makes a superior hay. * * * On dry uplands the roots become bulbous; it bears drought and grazing badly, and should be cut early to obtain the best advantages from it. It succeeds best on moist lands, but does not bear grazing very well in any situation in the South. But it will give as heavy mowings in the Southern States as anywhere. * * * On good land it will yield four tons per acre."

In that very authoritative work issued by the Department of Agriculture of the United States, under the auspices of Dr. George Vasey, botanist of the department, the recommendations of correspondents in various States are summarized, and timothy is suggested as "useful" in Texas, Georgia, Alabama and Louisiana, while Mississippi is omitted.

Candor compels me to state, however, that Prof. S. M. Tracy, director of State Experiment Station, Agricultural College, Mississippi, takes decided ground against timothy in the following language in a recent publication: "Timothy, the stand-by for Northern hay-growers, is of very little value here. And by necessary implication the same must be

said of Prof. Wm. C. Stubbs, Ph. D., director of the State experimental stations of Louisiana, inasmuch as he fails to recommend timothy, although, so far as I am informed, he does not taboo it in language. It leaves a reader puzzled to decide between my authorities and the last two weighty ones just quoted.

Justice compels me to say that I believe in the grass. Certainly a great many men have successfully raised it. Only recently, on a late trip along the Illinois Central railroad I saw "catches" of it almost everywhere in an uncongenial soil. Twenty odd years ago I took a position in its favor, and my observation during that period has confirmed me in that position.

It is next to impossible to overstate the merits of orchard grass—*Dactylis glomerata*. I have never known a dissenting voice concerning it from any intelligent experimentalist. It is a most extraordinary grass in many respects. Great for grazing, mowing, quantity and quality of forage, duration, resistance of drought, palatability. In the blue-grass region of Kentucky, when the Kentucky blue-grass had totally disappeared from drought, I have seen this noble grass resisting and affording, along with white clover, the only pasture. Its rankness of growth and density of occupation in some places South are almost incredible.

I will give some quotations from my pamphlet, "The New South," compiled from the letters to me in 1873. Dr. Phares says: "Orchard grass is our preference among the grasses. I mow that from three to four feet long two or three times a year, besides grazing six months." Let the reader weigh that language. The Doctor makes this interesting comparison between orchard and herds grass: "Herds, or red top, like orchard, is permanent, but does not give so much grazing or hay, mowing two and a-half to three feet only, and requires a moist locality to do well. Orchard does well anywhere. I have tried it." Mr. L. W. Carraway, of Hinds county, Miss., says: "I am convinced that orchard and herds grass could be grown almost as readily as any native grass." Mr. H. Dockery, of De Soto county, Miss., says: "Orchard

grass grows to great perfection here." Mr. H. O. Dixon, of Hinds county, says: "I have succeeded fully and profitably with red clover, herds and orchard grass. The orchard grass will afford a good winter pasturage after being well set, which it takes two years to do; but it will afford very good cutting the second summer. It should not be pastured until well set. Then it is permanent with proper treatment."

Here is something on orchard grass that puts the pine woods in most favorable light as a situs for the grass. I had orchard grass on land where all top-soil was removed by rain and bad culture, and it remained until plowed up to make room for a pear orchard, although I have seen on better land nearby that spot our native crop—crab grass to die out for want of moisture. Land kept up to fertility will hold orchard grass for pasture or meadow, or first one and then the other as desirable for thirty years; and then, no preparation or manuring will be costly. I hope no reader will fail to be impressed with the language of this eminent man, when he says orchard grass will endure drought better than any crab grass. It was Doctor Phillips, a great authority, who thus wrote me. I have many more testimonies in my pamphlet, but will now turn to the Farmer's Book of Grasses. He says: "Orchard grass may be mowed from two to four times a year according to latitude, season and treatment, yielding from one to two tons excellent hay per acre on poor to medium land. In lower latitudes, it furnishes good winter grazing, as well as for spring, summer and fall. He also commends it for its great resistance of droughts. He further says: "It thrives well without renewal on the same ground for thirty five, nay forty years; how much longer I am not able to say. It is easily exterminated when the land is desired for other crops. Is there any other grass for which so much can be said?"

I need not enlarge on certain points known to practical men, its proneness to growing in clumps, the necessity for thick seeding to obviate this; the need of sowing seeds from vigorous grass for

best results, etc. It will afford winter pasture as high as Atlanta, Georgia, where I have seen it so used. I am glad to be able to add to the above authorities those of Dr. Wm. C. Stubbs and Prof. S. M. Tracy, who are adverse to timothy. Prof. Stubbs in Bulletin No. 19, second series of the Louisiana State experiment stations, on page 548 says: "*Dactylis glomerata*—orchard grass—stand excellent, growth excellent." On page 550 he says: "It affords excellent hay and gives several cuttings in early spring. It is rather dormant here in mid-summer, but recuperates rapidly in early fall." That language is for Louisiana.

Prof. Tracy, in Farmers' Bulletin No. 18, of the Department of Agriculture, concedes orchard grass as one of the plants most successfully grown as follows: "For permanent pastures, for yellow loam lands, on dry soils; for pastures, for the black prairie soils; for pastures for the pinewoods soils." The above is for the Gulf and South Atlantic States. Dr. George Vasey, in the work issued by the United States Department of Agriculture, from which I have quoted, recommends through correspondents—orchard grass to Texas, Georgia, Florida, Alabama, Mississippi and Louisiana. But the other Southern States might just as well have been included.

Herds grass or red top—*Agrostis vulgaris*—is, next to Bermuda—*Cynodon dactylon*—the hardest grass in the South. In fact, it is regarded more or less as a nuisance by some who really don't know what it is. Its strong resemblance to Bermuda in its leaf has caused it to be called "seeding Bermuda" by some who don't know it. If anyone doesn't think it hard to extirpate, just let it get a good hold in such an one's orchard or strawberry patch or in his ditches. Its dense, strong network of roots makes it a most tenacious tenant of the soil. I have been struck often with how it will grow on the hottest, poorest uplands South. Indeed, I remember seeing it on a poor hill, once, in East Mississippi, where the owner had sowed it and where he assured me it was too poor to grow field peas. I know another instance that

risers to memory while I write, where it was about the only grass I could find because of the extreme poverty of the soil.

This is not so surprising, however, as to find it doing so well on dry knolls and washed, denuded hills. This will be particularly startling to Northern and Western readers, who have only known it on moist bottom lands and marshes. Since my last article (in the June number) I have made a trip up the southern branch of the Illinois Central railroad, and I was surprised and delighted to find the vigor and abundance and general diffusion of red top or herds grass. Along the head rows in the fields, by the waysides, in the gardens. Truly it is getting a strong hold in the pinewoods of the South. I will now quote some testimonies from my pamphlet of twenty years ago—"The New South." I did not there quote all the testimonies of my letters. I shall not nearly quote all those even of the pamphlet. F. H. McClean, of Montgomery county, Miss., says: "Herds grass I know to be good for either pasture or hay, and with a little attention will last for years and years without reseeding." W. L. Noel, Holmes county, Miss., says: "I am satisfied that herds grass will succeed here finely on low, damp land." A. Q. Withers, Marshall county, says: "Red top, timothy, blue grass and millet all do well here. Thousands of acres of land, now abandoned in our creek bottoms, can be made to produce crops of millet, red top, etc., equal to any clime." Wm. M. Holmes, of Montgomery county, Miss., says: "Herds grass grows very well on our low lands." G. P. Phillips, M. D., Marshall county, Miss., says: "Herds grass—red top—is the best; stands grazing on the clay hills where poor; will not grow high enough (there) to mow, but is fine for pasture. Comes spontaneous on the wet willow brakes: will grow four feet high; average two and one-half feet." Maj. T. C. Dockery, De Soto county, Miss., says: "I have grown the orchard and herds grass for pasture and know positively that each succeeds admirably well here." S. A. Eggleston, Holmes county, Miss., says:

"Red top or herds grass does remarkably well. * * * It can be mown twice after the first year, but by mowing only once will seed itself and continue to improve on good land for years. It becomes as closely sodded as Bermuda grass, and grows waist high on good bottom lands. Will grow fine in flat lands that would make nothing else without ditching." Dr. W. W. Dabney, Montgomery county, Miss., says: "Herds grass is perfectly at home in Mississippi. Climate and soil suit it precisely. I have often seen it elsewhere, and can safely say that it flourishes as well here and, I think, a little better than I have seen it in other States." Jno. W. Brown, Hinds county, Miss., says: "Herds grass will do well on soils suited to it throughout our State, and is certainly one of the hardiest grasses known. It will bear closer and longer grazing than any other." J. D. Reinhardt, Marshall county, Miss., says: "Herds' grass does well anywhere." R. Odom, De Soto county, Miss., says: "My experience with herds grass and timothy has extended over a period of some twenty-five years. I find but little difference in the two grasses. Both are hardy and grow well together on low moist lands in this climate. No failures in this crop."

I will turn to the work I have already quoted from, "The Farmer's Book of Grasses." On page forty the author says of herds grass: "It grows two to three feet high, and I have mown it when four feet high. It grows well on hill tops and sides, in ditches, gullies and marshes, but delights in moist bottom lands. It furnishes considerable grazing during warm spells in winter; and in spring and summer an abundant supply of nutrition. It has a tendency, being very hardy, to increase in density of growth and extent of surface, and will continue indefinitely, though easily subdued by the plow. It seems to grow taller in the Southern States than it does further North, and to make more and better hay and grazing. It and timothy being adapted to the same soils and maturing at the same time, do well together and produce an excellent hay. But the red top will

finally root out the timothy—if pastured much it will do so sooner. * * * It

is an excellent pasture grass, and will grow on almost any kind of soil.”

A SOUTHERN VIEW OF EMANCIPATION.

By Arnot Chester.

“Were the Southern view of the negro the correct one, the abolition of slavery was the greatest evil that ever befell this country!” So wrote a Northern journalist not long ago, evidently under the impression that in making this assertion he was using a *reductio ad absurdum* argument which effectually settled the whole matter. In point of fact, however, his statement is an absolutely correct one. The abolition of slavery was “the greatest evil that ever befell the country,” so far as the negro himself is concerned! But, fortunately, the time had come when the higher race was no longer to be sacrificed to the lower one.

For generations the South had sustained the burden imposed upon her entirely without her own volition, first by her English mother, and then by her Northern sisters, and though the manner in which that burden was finally removed necessarily involved loss and entailed suffering, I think I am justified in asserting that were one to go through the South today seeking an expression of opinion on the subject, *not one* of the former slave owners of the better class would be willing again to assume the heavy responsibility from which he has been freed!

Not that the majority of these men regarded slavery then, or regard it now, as a wrong against the negro, but as a tremendous, almost crushing weight which rested upon their own shoulders. They felt and acknowledged that in the sight of the Almighty they *were* their brother's keeper, and were accountable to Him for both that brother's physical and moral well being.

“I am the worst-off man on my plantation,” said a slave-owner once, “for all the other men belong to *one* master,

whereas I belong to *three hundred*!”

The Southern slave-holder was born into the world with an hereditary load descending upon him. He was handicapped in the race of life by the necessity of supporting and providing for so many absolutely helpless beings from whose claims he could not escape and of whom he could not free himself.

True, the law of the land permitted a master to sell his slaves, but practically this solution of the difficulty was seldom resorted to. At the South, slavery, like matrimony, was regarded as an institution that was to be taken “for better, for worse.” As a rule, the master considered himself as bound to his slaves for life. Whatever their shortcomings or imperfections might be, it never occurred to him to break the tie between them; he simply tried to make the best he could of the situation.

He might storm or he might fume, but he knew and his negroes knew, and he knew that they knew that they would be fed and clothed and sheltered and doctored all the same, entirely irrespective of their own deservings.

Indeed, this feature of slavery, by which food and raiment were made certain under all circumstances and a comfortable provision for sickness and old age assured, however protracted that period might be, was surely enough in itself to atone for many defects of the system, and has never, I think, received the attention and commendation it deserves. For, beyond doubt, fear for the future is the spectre which haunts the laboring classes the world over. Of this fear the negro knew nothing. The responsibility rested solely upon his master, whose resources were sometimes sorely taxed thereby.

So long as slavery lasted the com-

bined forces of conscience and public opinion compelled the slave-owner to consider and secure the well being of his people, even at the expense of his own comfort and convenience. But now that the bond has been finally severed and the burden once for all removed; now that Southern men have felt the freedom from care and experienced the inexpressible relief of being held responsible only for themselves and their families, not one in a thousand would be willing to go back to the former order

of things and place his neck again under the old yoke. For Southern people, with all their many virtues, are not sufficiently self-sacrificing voluntarily to immolate themselves upon the altar of the negroes' good.

The material prosperity to which the South has attained since the war proves conclusively that it is the white man, and not the black, who is reaping the benefits of "emancipation," as the great outside world will some day learn.

THE G. A. R.'S IN GEORGIA.

By Geo. A. K. Stevens.

"Hurrah! Hurrah! Good-bye to frozen North!
Hurrah! Hurrah! O, welcome Sunny South!
Our drums are hushed,
Our flags are furled,
We meet with hearty cheer
When we go marching to Georgia!"

The stirring words ring out, not from the head, but the heart; the Southern pine echoes the refrain; the mocking-bird cranes his neck and wonders who this rollicking crowd may be.

We are only a little party of G. A. R.'s sent down to "spy out the land." Thirty years ago we tramped this same country, armed with all the accoutrements of "grim-visaged war," to meet a brave and generous foe who were impelled by as strong a sense of duty as our own.

But today we come on a mission of peace. We are met with "hearty cheer," and kindly invited to settle and help develop the wonderful resources of this highly favored section of the great New South. The genial climate, the magnificent timber, the almost endless variety of grains, fruits and vegetables, the cheapness of the lands, the cordial welcome tendered us, so strikingly at variance with the descriptions given by the "bloody shirt" orator—all conspire to enthuse us to the very heart's core, and we break out anew:

"Good-bye to frozen North!"

Some of us are so impatient to become land-owners here that we antici-

pate the adjustment of colony matters by making a purchase on the spot. After two days of hard driving and thorough inspection of the country, we arrive at Abbeville, the distributing point of the G. A. R. colony. Here we meet scores of Johnny Rebs who flock in to greet us. We swap yarns, we live over again "the times that tried men's souls," we are equally bitter in our denunciations of those mouthy politicians—"invincible in peace and invisible in war"—who stirred up the strife, and we feel that had we known each other better these things had never been.

We call a little experience meeting among ourselves just before leaving Abbeville. Each one, ignorant of what the others will say, writes on a slip of paper his opinion of what he has seen. These are collected, and no doubt some of your readers will be interested in this unbiased, uncoached verdict, representing five different States of our Union. I give them entire, including name and address:

"The half has not been told us."—R. R. BRIGHT, Flora, Indiana.

"I believe this to be a splendid place to live both as to health and profit."—W. A. TOMMEY, Epsom, Indiana.

"This is the garden spot of the world for fruits and produce."—GEORGE W. KELLEY, Willow Hill, Illinois.

"I have been twenty days looking over colony and adjoining lands. I find them all that could be expected or desired for farming."—L. H. GRIFFIN, Bay City, Michigan.

"I am so well pleased with Georgia since my stay of a few days that I have invested in land and will make my home here. The press, according to my view, has not told the half. It is better than they claim."—CONRAD SCHMIDT, Mansfield, Ohio.

"I expect to make my home in the Sunny South in a few months. I have travelled over a great part of the western country, and all over the State of California with a view to settling, but I find the State of Georgia far superior to these for health, good water, and a place where one can grow to perfection anything on God's green earth that sustains life for man or beast. This I have seen with my own eyes, therefore I can speak knowingly."—E. C. McCLOY, Mansfield, Ohio.

"On visiting Irwin and Wilcox counties, Georgia, and having travelled around and through them, I believe them to be of unsurpassed beauty and susceptible of the highest state of fertility for all kinds of agricultural and horticultural purposes, and for all kinds of fruits raised in this latitude. The farmers having diversified their crops, the fields are covered with corn, oats, vegetables of all kinds, melons, and fruit trees loaded to the ground with as delicious fruits as the eye need look at."—J. H. MARKWELL, Cherryvale, Kansas.

As our train approaches, the old Confederate vets crowd around with many a wish for our speedy return, and as we whirl away, we find ourselves involuntarily keeping time to the click of the passing rails, softly humming to ourselves:

"Hurrah! Hurrah! O, welcome, Sunny South!"



THE SOUTHERN STATES.

THE SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, SEPTEMBER, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

The Railroads and Immigration.

The railroads of the South may be divided into two classes in respect to the manner and spirit in which they are dealing with the question of immigration. Some of them have gone into it with the energy, liberal expenditure of money, and thoroughness of plans and of organization that are found necessary in their other departments. They have committed themselves to it. They have made it a conspicuous and permanent part of their business. They have gone in to accomplish results, not to see whether results are possible or not.

Others have taken up the work tentatively. They don't feel certain about it. It is something new. They are afraid to

risk time and money on it. They'll try it in a small way, and if anything comes of the experiment they'll go further into it. They have spent a few hundred dollars in newspaper advertising or in printing a pamphlet, and they'll wait and see if that brings them any settlers before they do anything more. Their method is about like that of a commander of forces in war who should march a few of his men up cautiously within distant shooting range of an opposing army and order a few guns to be fired to see if the enemy would run, with the idea that if they did he would follow them up with his whole force and administer a terrible whipping; but if they didn't he would conclude that it would be useless to waste time and good powder fooling with them. A soldier who should pursue such a policy would hardly be likely to win great victories, and a railroad that pursues such an immigration policy is equally certain to find its make-believe efforts fruitless.

The most important work that a railroad can do is to get people to move into its territory. Every farmer or manufacturer secured becomes a permanent producer of traffic. A road that develops and makes populous the country that is tributary to it lays the foundation of great and enduring prosperity such as will never be possible to any road, however ably and aggressively managed, that instead of thus making its own traffic shall squander its energies in exhausting contests with competing roads for a share of the traffic furnished by connecting lines.

The question "Can immigration be secured?" finds complete and conclusive answer in the results accomplished by

every road in the South that is carrying on immigration work in a business way.

Nothing is likely to come of spasmodic and tentative effort—it is time and money thrown away. But that judicious, energetic, continued, comprehensive work will bring ample returns is abundantly demonstrated by the fact that large and constantly enlarging streams of population are flowing Southward now, finding their way naturally into the territory of those railroads that have sought them.

The Farm Reform Movement.

In the present widespread discussion of the benefits the poor man would gain by leaving overcrowded tenements for a home on the farm, there is presented not only an economic question of national importance, but the suggestion of an opportunity in which the South may well take more than a passing interest. The SOUTHERN STATES has from time to time noted the manifestations of a growing tendency among dwellers of the cities to get back to the the country, and has pointed out that the South, with its low land prices, with all the adjuncts of civilization, ample transportation facilities, nearness to markets, adaptability of soil to the widest diversification of crops, long growing season, abundant rainfall and a good climate, presents a combination of advantages and attractions absolutely without a parallel elsewhere; and the prediction has been confidently made that as these advantages become more generally known the South will receive the majority of those who newly or anew embark in agricultural pursuits.

An important contribution to the literature of this question was printed in the July number of the SOUTHERN STATES by Mr. Francis B. Livezey, the originator of that part of the movement known as farm reform, a plan for the organized assistance of the city poor to establish themselves on

small farms. Viewing the disposition of people everywhere during the past twenty years to crowd to the populous centers as a menace to the well being of society and of the nation, the aim of the farm reform plan is to relieve our congested centres and bring back to the natural and peaceable avocation of man the multitudes who are suffering the pains resultant from a departure from it.

Mr. Livezey came prominently into notice during the sittings of the national labor commission last year, when, in answer to a call for suggestions for relief from labor troubles, he laid before them his long cherished idea that in providing a remedy for industrial crises resulting from a decadence of agriculture and an abnormal growth of cities, the natural and only effective plan would be to restore the equilibrium by getting the surplus masses back to the soil, and in accomplishing this purpose he would have the citizen and the State render such assistance as might be required by the formation of colonization companies large and small.

Subsequently the plan was presented to the public through many of the newspapers throughout the East, North and West, with the result that there are today, according to Mr. Livezey's figures, 200,000 people engaged in farming in pursuance of his suggestions, and the Commissioners of the District of Columbia have arranged to give the plan an official trial by placing 200 families from among the poor of the District on 2000 acres of completely equipped farms in some portion of Maryland or Virginia, thus furnishing the first example of State assistance toward farm reform and initiating a movement which will be watched with interest by humanitarians and philanthropists everywhere.

It is a singular fact that heretofore the Southern newspapers have given less attention to the plan of farm reform than those of any other section. And yet no

other part of the Union has such advantages to offer, nor would be so sure to bring prosperity to the small farmer and through him riches to the State. The lack of labor troubles and a consequent absence of the problem which forces itself on the attention of the public elsewhere are given as accountable for the apathy; but as the South is now engaged in the most extensive and best organized effort to secure immigration which she has ever known, it would be well to give this new movement all the attention and co-operation to which its beneficent aims and excellent achievements entitle it.

So recent a movement is the return of the city man to the farm that the statistic compilers have not yet gotten hold of it, and writers for the press and magazines are continually overlooking it. As long ago as last October the SOUTHERN STATES editorially called attention to the inauguration of such a movement, and quoted from a number of papers in the North, West and the South in support of the statement that a very general disposition was being shown, not only among the industrial classes wearied with privations, struggles and hard conditions of life in the cities, to get out in the country where at least daily bread and bodily necessities may be assured, but among the wealthier dwellers in cities there was also coming a longing for the gentler strife for existence which is vouchsafed the tiller of the soil. The Livezey farm reform and the Pingree potato patch plan are but symptoms of this condition. As in every other revolution, the leaders do not create a new order of things; they simply give lucid and practical expression to more or less crudely formed sentiments and feelings which exist in the masses at that time. And it is worth the while of those who write on economic questions to take note of the fact that the new movement is already upon us and is likely to be fraught with

results more far-reaching and momentous than those which have attended the working out of any social problem within recent years.

It is interesting in this connection to revert to an article in the August Forum by Mr. H. J. Fletcher, deprecating the tendency of population to concentrate in the cities, and to an attempted defense of this tendency in an editorial reply to the article published in a recent number of the New York Evening Post. Mr. Fletcher had evidently failed to catch the drift of the most recent tendency, and his assumptions and deductions are all based on the figures found in the census of 1890, which, by a comparison with the census of 1880, furnished him authority for declaring that the population of the townships is decreasing, that the tendency of immigration is from the farm to the village, from the village to the town, from the town to the city, and which leads him to declare: "It is a startling characteristic of our period that it is a period of universal transition in which large masses of people, apparently against their own interests, leave the country, where homes are cheap, the air pure, all men equal, and extreme poverty unknown, and crowd into cities where all these conditions are reversed." The growth of cities "swells the number of the classes most exposed to agitation and discontent, intensifies the dangers to be apprehended from social upheavals, and widens the growing chasm between the classes." He says that the student of social science "realizes that in times of social disturbance the great cities are an ever-growing menace to the public authority and even to the existing social order." The massing of dense populations means impaired public health and morals and adds to crime, which is "increasing, like the cities, out of all proportion to everything else."

So well recognized is this menacing con-

dition of things, not only in America, but wherever there have been periods of great depression and destitution, that State aid is being invoked to remedy the evil by restoring the equilibrium between town and country, and an instance of this is pointed out in the action of the Australian government, which is now engaged in drawing off some of the surplus city population to colonies established and watched over by the State.

In his horizon Mr. Fletcher finds little hope for the change he longs to see, but when men have grown weary beyond endurance of the ever increasingly hard struggle for existence in the cities, won't they, he asks, "begin to look about them for the sweetness and serenity which human nature longs for in its highest moments, and which are best found under a pure sky amid the quietness of nature?"

In conclusion, he ventures the hope that "when daily mails, the telephone, the electric railway, the manual training school shall have carried with the reluctant comers the blessings of the new civilization, it may be that the incentive to live in cities will be largely removed."

The Evening Post, a newspaper which, while accredited with seriousness and a usually fair intent, sometimes betrays a spirit of insularism not altogether unknown to other newspapers of New York city, answers that "even in New York, where the conditions of residence are least favorable for the poor, the list of advantages provided by the community is something that the isolated farmer may well contemplate with envy;" that "the evidence fails to show that the growth of cities increases the dangers from agitation, discontent and social upheaval; that while there have been riots at Chicago and Pittsburg, there have been riots at Cripple Creek and at Cour d'Alene;" that "there are probably ten times as many homicides in the Southern rural districts as in the urban

communities having an equal population;" that the farmer is not more virtuous than other people; that the dweller in the city does not subsist upon pork, potatoes and pie to the same extent as the farmer, and that, taking everything into consideration, the city man can make out a pretty good case for himself and it is all right if the population is huddling into the cities.

Neither Mr. Fletcher nor the editor of the Evening Post gives evidence of a discovery of the new tendency so plainly indicated in the adoption of the Livezey farm reform by 200,000 people within one year, by the operation of the Pingree potato patch plan, which has converted thousands of the cities' poor into permanent truck raisers on rented or purchased ground of their own, and by the recorded declarations of men in higher walks of life in widely separated communities that they had become weary of the strife of the cities and were turning with longing eyes to the green fields and babbling brooks. And the position of the Post is one of most wilful blindness and lack of candor.

Of course no one expects the men of abundant means, whose ample income is fixed, for whom the fascinations of the club and all the little conveniences of the city have become part of his daily life, to turn to the plow and wrest from the soil his daily bread; but it may not be amiss in this connection to take note that one significant feature of the present rush for the country is furnished by the vast increased popularity of the country club, which not so long since was exclusively a warm weather adjunct of the active athletic clubs, but which now contains a membership so general that athletic contests, and even the usual forms of athletic exercises, furnish an insignificant portion of the life of the club.

While it is true that not every tiller of the soil is freed from the pangs of penury,

it is unquestionably the fact that nowhere on the acres will such awful squalor be found as incessantly mark the lives of dwellers in the tenement districts of every city in christendom. The poverty of the countryman is in some sense a picturesque pauperism, wherever found, for a constant communion with nature gives a rugged manhood in spite of the benumbing effects of penury's chill, and nowhere except in the slums of a city will be found those miserable wretches, devoid of every element of independent manhood, lacking the dignity and the assertiveness of its rights which marks the character of even the farmer's oxen.

As to the tendency to crime in the cities, the pages of history are so fairly reeking with testimony that it is amazing to find a paper of the Post's dignity hiding with a shifty denial behind an atrociously libellous assumption about the criminality of the southern rural districts. Crime is universal, but it takes more even than one generation of contact to drag the son of the soil down to the depths of depravity in which thousands of the dwellers of the more populous cities are immersed from the day of their birth to the end of their miserable lives. Some recent testimony on this point is furnished to the last legislature of the tenement house commission of New York city.

In one section of New York the population was found to be packed in at the ratio of 250,000 to the square mile, and with this herding of families and individuals such shocking practices of such common and unnoticed occurrence were discovered as would have damned a whole rural section, and well nigh a whole State had two such families been discovered within its borders. They white cap such people in some places and the whole world hears about it; in the cities the iniquities of even a whole block are only periodically known to an apathetic few.

The poor man of the city may not become wealthy on the farm; very likely he will not, nor attain even financial ease; but he can at least make of himself a self-supporting element of society and gain an independence of industrial depressions and artificial distress, conditions which forever threaten the wage worker of the city. And, not least of all, he will have his home. It is universally recognized that homes breed patriotism; for nothing truer was ever said than that men will never shoulder a musket to defend a tenement or a boarding house.

The Railroad Immigration Commissioners Should Have a Meeting.

The land and immigration commissioners of such of the Southern railroads as are adequately maintaining such a department are doing more in behalf of Southern immigration than is being accomplished by all other agencies. It would be seen, however, that their work might be made to accomplish much larger results if they would get together occasionally for an interchange of views and experiences and suggestions, for the discussion of methods of advertising and of work and for union and co-operation in behalf of low excursion rates and low rates on household goods and live stock for settlers, etc. These meetings would disclose the aggregate magnitude and the importance of the work of the immigration commissioners and would result in securing for them more assistance and larger concessions from the traffic departments than some of them now receive.

Artesian Wells.

The value of pure drinking water is coming more and more to be recognized, with the inevitable improvement in the health of communities where artesian wells are made the source of water supply. A writer in the Wilmington (N. C.) Messenger, who has been looking up

artesian wells in that section, says that Lake City, S. C., has five artesian wells, ranging from 165 to 200 feet in depth. They cost on an average but \$75 each, and flow from seven to fifteen gallons per minute. The quality of the water is the very best, and the town has had no sickness of consequence since the flow of water commenced. All of the wells are overflow, and spout up fifteen to twenty feet. Visitors come for miles for the water, and it is shipped by the carboy even to the hilly regions of the State. The water is as cool as flows from any mountain spring. Franklin, Va., has twenty-five wells, averaging each a flow of fifteen gallons per minute, and over 500,000 gallons per day. The population has doubled and malaria is unknown there now. The wells average 140 feet deep, and the temperature of the water is 60°. These are all overflow wells, spouting up four feet above the surface, the size of pipe two inches. The water is light and can be drank in large quantities without any unpleasant results. The average cost per well was \$60.

The Patapsco Guano Co. has put in these wells to the decided improvement of health at Augusta, Ga., and in Colleton county, S. C. The company has a 4-inch artesian well 400 feet deep at its works near Baltimore, which flows enough water to furnish a village. President Grafflin is now engaged boring an artesian well on his farm at Neal, Halifax county, N. C. Water has also been reached at Tarboro at 200 feet, and in Hyde county at less depth.

Indiscriminate Foreign Immigration Not Wanted.

A Northern man, who was an officer of high rank in the Federal army during the war, and is now a journalist and writer of prominence, a life-long Republican, but always a friend and defender and advocate of the South, writes as follows to the

SOUTHERN STATES about certain efforts in behalf of foreign immigration to be made by a Southern organization:

"If——is going into an indiscriminate immigration scheme that will carry the same kind of riff raff into the South that has been coming to the country for the four years preceeding the financial troubles, I will start a ringing campaign against it for I do not want the South to be cursed with that kind of population. It is now the only decent section to which the North can send its youth. To fill it with foreign scum would be to destroy all those elements upon which it must bank for its future greatness."

These are words of wisdom.

The South has hitherto been spared the invasions which, during the last quarter of a century, have caused some parts of the West to be overrun with hordes from foreign shores scarcely less inimical to prosperity and civilization than were the Huns and Vandals who overran the Roman empire, and the South wants none of these people now. There is not in the South any of the intolerant spirit of know nothingism; the foreigner, as a foreigner *per se*, is as welcome as the man from Ohio or Kansas, and none could be more heartily welcomed than he; but there is no idea more universally, more firmly fixed in the Southern mind, than that of determined opposition to the immigration of the ignorant and the virious. Let the anarchist, the socialist and the enemy of law and order remain away; the South does not propose to repeat the experiences of Pittsburg, Chicago and other sections which have been cursed by the mischievous activities of this pestiferous crew.

To the industrious, law-abiding, God-fearing man, be he foreign born, naturalized or native, the South extends a hearty invitation to come and share in the certain prosperity which is before her; to come where lands are cheap, nature kind and the re

wards of labor sure and generous; and to the immigration agent, who is striving to show to the people of other States how greatly they may improve their condition in life by taking up their homes in the South, the SOUTHERN STATES acknowledges a great debt of gratitude on behalf of the South; but whoever, in whatever capacity, fails to recognize the deep-seated hostility to unrestricted immigration, which characterizes the South, is digging for himself a pitfall.

The South wants and expects to receive a heavy immigration within the next few years; but it must be of the right sort; and she will be found heartily seconding any efforts which may be made to place governmental restriction on the character of foreign immigrants who seek a foothold on American shores.

MR. T. J. SKAGGS, secretary and treasurer of the Board of Trade at Beeville, Texas, in a letter generously declining prof-

ferred compensation for certain service he had rendered the SOUTHERN STATES, says:

"You are doing too much for the South and its development for us ordinary mortals to hamper you in any way. We only ask that you will call for what you want down this way."

MR. R. T. NESBITT, Atlanta, Ga., Commissioner of Agriculture for Georgia, writes the SOUTHERN STATES:

"Your work must assist greatly in directing the attention of the people of the North and West to our section, and you have my hearty wishes for your success."

MR. E. R. ROCHESTER, Cedar Rapids, Iowa, in ordering the SOUTHERN STATES, writes:

"I am very much interested in the South, and your magazine furnishes more information on that subject than any other magazine I have ever seen."



IMMIGRATION NOTES.

The Movement Growing in the Central West.

Major G. W. McGinnis, Memphis, Tenn., assistant land commissioner of the Illinois Central Railroad, recently returned from a visit to points in Ohio and Indiana, looking after immigration matters. He accompanied a party of six prospectors, representing others, on his return trip. In talking about his trip North, he said:

"I haven't much to tell you more than what the entire country realizes, and that is farmers all over the Northern States have their eyes on the South and are determined to come here to live. I was surprised to find the desire to come South so strong and so general in Ohio. I had much occasion to learn the facts in the matter, and on every hand you can hear the movement southward discussed. In one of the cities which I visited I met representatives of more than 1000 families who have decided to move South, and elsewhere in Ohio and Illinois I met with almost as remarkable manifestations of the determination to come where the greatest possible returns for labor can be realized.

"So much for that. Now, I want to tell you something else. I walked into a bank in an Illinois city and upon entering my attention was attracted at once by a great bundle of fine broom corn. Knowing what we grow in that line in Mississippi, I examined it and was convinced that it came, indeed, from our country. Upon inquiry I learned that such was the fact. A gentleman who recently came here to look at some land, secured the sample of the broom corn and placed it in the bank upon his return. The end of the story is this: A broom-corn dealer who handles immense supplies of the corn saw the sample, was delighted with it, realized its superior quality, learned where it was grown, took a train and is right now down there and has closed a deal whereby he has purchased the entire supply of the farm in

question, and is going to make an effort to increase the acreage next year. He says the product of the Mississippi country is the finest he has ever seen. And so the thing goes. I confidently believe we will have all we can do to handle the newcomers before another eighteen months have passed."

A Dunkard Colony in Virginia.

A colony of Dunkards will settle in Virginia, near Toano, midway between Richmond and Newport News. A representative is now in that section choosing lands on which the colony will locate. The lands in this section are very fine and fertile. In the last few years the farmers around Toano have developed into such truck raisers that a barrel and crate factory has been built there to supply the demand for these articles. The Dunkards are a thrifty, law-abiding domestic people, excellent tillers of the soil and a value to any community. There are large colonies of them in Manitoba, Minnesota, North Dakota and Washington, in all of which places they are prized as a high class of citizens. There are many Dunkards in the Valley of Virginia.

More Nebraskans Moving South.

Mr. Joseph Perkins, of Grant, Nebraska, is investigating parts of the South as the representative of a number of farmers in Nebraska who expect to move South if his report is favorable.

In conversation with a reporter of the Memphis Commercial Appeal he said that his investigations had more than confirmed his previous good opinions of the South. In reply to the suggestion that people in Nebraska would hardly believe him if he should tell them of conditions in the South as he found them, he said:

"I don't expect them to, for they far surpass anything I expected to find. I would be inclined to doubt a full report from any one else. You see, when we came over here, the tide was flowing

Westward, and great stories of that country were told to induce settlers. It was the Western boom period. Well, the country does have seasons when it appears an ideal section, but this is in the spring. After that there is woful lack of moisture, and those terrible hot winds. We have been out there now eight years and succeeded in raising but three crops. Then for several months in the year we have to remain mighty close to fires from \$7.50 per ton coal, so you see there isn't much chance to get ahead or remain even with the world. When I return home I shall tell my people just what awaits them here, and if they are incredulous I will merely suggest that they select a delegation to come with me and verify my report. So far as I am concerned my mind is made up, and I shall certainly locate in the South."

"How many do you directly represent in this investigation?"

"In my immediate county there are between fifty and seventy-five families, but I am satisfied that does not include more than a small proportion of those who will eventually come."

MANY farms in the neighborhood of Petersburg, Va., within the last few weeks have been sold to Western buyers, and that section is being visited by a constantly increasing number of prospective settlers from the West.

Land Sales in Georgia.

The fruit development in Central Georgia and the peach carnival at Macon are very effectively directing the attention of Northern fruit growers and farmers to that section. Mr. George W. Duncan, of Macon, has sold 3000 acres of land near Macon for \$33,000, to a purchaser from Ohio. He has a number of other sales under negotiation.

The famous Wadley plantation said to be one of the finest in the State, at Rogers, on the Central Railroad near Macon, has also been sold, the purchaser being Mr. D. Gammon, of Chicago, who represents a syndicate of Western capitalists. The plantation will be cut up into small farms, which will be sold to settlers from the North and West. Mr. Gammon, it is stated, has been for ten or twelve years interested in fruit-growing in Califor-

nia, but on a recent visit to Georgia was so impressed with the fruit-growing capabilities of that region that he decided to engage in some operations there. Besides the colonization business the syndicate he represents will also engage in fruit growing on a large scale.

WITHIN the past few weeks a considerable number of farmers from the West have bought lands in Hinds county, Miss., and in almost every county in the State there are prospectors from the North and West.

Two Wide-awake and Progressive Railroads.

Mr. James U. Jackson, of Augusta, Ga., president of the Augusta Southern Railroad, and Col. Mike Brown, of Barnwell, S. C., president of the Carolina Midland, are working with great energy and intelligence to people and develop the territory of their roads. They have jointly opened an immigration office in Chicago, under the management of Mr. F. S. Mordaunt, who has been successfully engaged in Western immigration work for several years. Both of these roads run through a splendid farming and fruit country, where there are hundreds of thousands of acres of land that may be had at low prices and on easy terms. Messrs. Jackson and Brown are determined to build up the country traversed by their lines by filling it with thrifty farmers who will intelligently cultivate small areas, and get out of the land all it is capable of producing. They will make the most liberal arrangements with settlers, carrying their families and household goods free, and helping them in every possible way to get well started in their new homes.

Moving to Alabama.

The Birmingham Age-Herald reports that fifty gentlemen from Michigan will soon arrive in Alabama to personally look over the territory and inspect its climate, water, soil, etc. They will come in a special car over the Queen & Crescent system. These gentlemen represent a large number of the very best element of farmers and others of Michigan. If they are pleased with this section they will report immediately on their return to Michigan, and a colony of several hundred industri-

ous and well-to-do people, it is said, will move to Alabama.

A NUMBER of well-to-do farmers from Northern Illinois have been on a prospecting tour in Montgomery county, Tennessee. They state that if they find things to suit them a number of farmers from their section will move to Tennessee. They are reported to be farmers of considerable means and ready cash.

MAJOR W. L. GLESSNER, commissioner of immigration of the Georgia Southern & Florida Railroad, Macon, Ga., recently took down over the line of his road a party of seventy-five prospectors from Ohio.

MEMBERS of the great Georgia colony continue to arrive almost daily in emigrant wagons and by trains, coming from Minnesota, Iowa, Kansas, and other Western and Northwestern States. The land has not yet been surveyed, and the managers of the colony are not ready for them, and have urged the members to defer coming until the lands can be surveyed and allotted, but they are moving down notwithstanding.

MR. JOHN DAHN, of Williamsburg, Va., has been showing farms in that region to a number of prospective land buyers from Michigan, Indiana, and other Western States.

A COLONY of German immigrants from Pullman, Ill., is settling in South Carolina, on the line of the Carolina Midland Railroad, about forty miles from Augusta. The colonists will engage in truck growing and general farming. Col. Mike Brown, president of the Carolina Midland Railroad, has undertaken in a very energetic and progressive way to populate and develop the territory of his road.

A PARTY of forty-seven Dunkards, from Illinois, under the leadership of L. H. Funk, of Mount Vernon, Ill., recently visited Southern Alabama, investigating the farming and fruit growing capabilities of the country along the Mobile & Ohio Railroad for the purpose of finding a place to settle.

THE German citizens of Vicksburg, Miss., have organized plans for promoting German immigration to that part of the State. Under the auspices of the Germa-

nia club a society has been formed with the title German-American Immigration Association, with Mr. B. W. Griffith, president of the First National Bank of Vicksburg, as chairman.

MISSISSIPPI is getting a very large share of the immigration that is going South. The land agents and real estate agents, particularly of West Point, are making sales almost daily to Northern farmers. It is said that land which a year ago was sold for \$10 an acre is now worth \$25.

A NUMBER of prospectors from Western States have recently been examining the country around Florence, Ala., under the guidance of the Van Buskirk-McCafferty Co. of Florence.

MR. H. L. MCKEE, secretary of the Selma, Ala., Commercial & Industrial Association, is about to sail for Europe to complete some plans he has in hand for settling a large colony of Swedes and Danes at Vincent Hill, about twenty miles from Selma.

GASTON DADHEMORÉ, Chevalier of the Legion of Honor, member of the French Geographical Society, and inventor of the telephone system used by the French government, has leased the historic "Moss Neck" farm near Fredericksburg, Va., and with his family will live there in future.

REPRESENTATIVES of a number of Swedes in Iowa and Minnesota have recently visited towns along the Alabama Great Southern Railroad with a view to finding a suitable location for a Swedish colony.

THE Louisville & Nashville Railroad has been taking South recently a large number of prospectors and land buyers.

THE "Concordia Colonization and Improvement Association," represented by I. I. Thorson, of Sioux City, Iowa, and J. F. Peterson, of Boone, Iowa, has bought about 7000 acres of farm and fruit land near Jemison, in Chilton county, Ala., which will be colonized with Scandinavian settlers. The association is now laying out a town to be called Thorsby, building a hotel, etc., and dividing the land by survey into forty acre tracts.

GENERAL NOTES.

Testimony of an Ohio Editor.

The following is from the Farm News, Springfield, Ohio:

"The editor of the Farm News has just returned from a trip to the South, during which we took every pains to get at the exact truth, with a view of telling our readers our conclusions, whatever they might be. It was not our first trip to this section of the country, for we have been there and stayed for months at a time, but that was more than fifteen years ago, and to say that we were surprised at the change is to express our sentiments in a very mild manner. We belong to a generation which has but little to do with the traditions of the fathers, and the old feeling that stood a barrier between the North and South has no place in our heart. We find it the same in the South. There has grown up a generation of young men and young women who are free from prejudice and ready to welcome with a warm greeting the stranger and wayfarer who stops with them. Not only are the people generously inclined and as cordial as possible to those who come from the North, but the climate is as genial as the inhabitants of this country.

"There are possibilities for farmers in the South that can never exist in the North. Lands are cheap, easily cultivated and fertile. Railroads are accessible in every part of the South almost, and enterprise will build them as they are needed where they are not now to be found.

"The man who goes there to grow fruits has advantages that the fruit grower in no other section can have. He ships his fruit to the best market by almost direct lines of transportation at express speed. Fruits ripen before those of any other part of the country do, and this secures the highest price for it. Grapes sold last year for 75 cents per 10-pound baskets and peaches at a marvelous price. Land can be bought from \$5 per acre up, and the man who goes there to farm can begin in January by sell-

ing his products in May in sufficient quantities to pay all his living expenses. We shall have more to say concerning this country in future numbers. To show what our own opinion is, we need only to say that we expect to make it our home in future. We have a great affection for Ohio; it is a grand old State, but in the way of material advantages for him who tills the soil it is not as good a place as the South."

Climate and Health.

The following is taken from a paper by Dr. Charles Fayette Taylor, read before the New York Academy of Medicine and published in the Popular Science Monthly for July, 1895. It contradicts emphatically the idea that a hot climate is unhealthful:

"From the facts just stated—and they are representative facts—it would be too hasty to conclude that the higher and drier locality is essentially more healthy than the lower and moister locality, even for consumptives, until we have mastered and estimated the quality and energy of the other meteorological influences. There is another fact which has come under my personal observation, which must be taken into consideration. It is that life in those elevated nonmicrobian regions is not without its drawbacks. Whether it is due to the increased action of the heart in the rarified atmosphere, the constant hammering of the nerves by the winds and fierce sunshine, or all these and other causes, people in those regions have a thin and tired look, and it is found useful and often necessary, especially in cases of women and children, to visit lower, damper and even more germ-laden regions in order to recuperate. It is important that the air we breathe should contain as few disease germs as possible; but it is still more important that we should breathe an air and live under such climatic conditions as shall most conduce to such general bodily vigor as will resist the entrance of disease

germs into the organism, or destroy them if an entrance is once effected. It is quite conceivable that a dry atmosphere containing few microbes may be too dry for an irritable mucous membrane, and set up catarrhs which may furnish nesting places for disease germs; while a moister, softer air, though holding many more microbial elements, may be more advantageous, at least in certain cases. * * *

"* * * A man who had lived to a great age in health and contentment, was asked to give some simple rule of life out of his experience. In reply, he said: 'The only rule I can give is, "Always keep comfortable."' I feel confident that a well selected residence in the tropics from time to time will prove helpful in acquiring habits of reposefulness. Tropical heat is not oppressive, as many who have not tried it seem to suppose. It is very different from the same temperature as indicated by the thermometer during a Northern summer. One does not fret about the tropical heat as he is apt to do here, but is inclined to keep quiet, lie down and sleep a good deal during the day-time as well as profoundly all night. Wakefulness is a rarity. The relief from nervous tension and irritability is inexpressibly delightful. The increased action of the skin relieves and gives needed rest to overworked kidneys, the air passages are bathed by a moist, bland, non-irritating, warm air, no chilly drafts scourge the nerve centers into activities wasteful of energy, morbid appetites are allayed, digestion is improved in sympathy with increased skin activity, and the poor invalids begin to feel that, after all, life may be worth living. It is a delusion, born of constant assertions of the advocates of negro slavery before the war, that white people cannot work in the tropics. * * * From the southern border of the United States through Mexico, the republics of Central America, Colombia, Venezuela, Ecuador, Peru, Bolivia, Chili, Paraguay, Uruguay, the larger part of Brazil, Argentina, down to Patagonia, with the exceptions above mentioned, there is not now and there never has been any farm labor but white farm labor since the settlement of that vast continent, and the widest portion is directly under the equator. I do not include the Indians in this statement, because, when wild they do not

work in the sense here meant, and when brought under the influence of the Spanish and Portuguese civilization they immediately mix with and become essentially one with their white co-workers. * * *

"I believe that almost all elderly people and a large number of overworked and tired out persons would find that tropical life costs a largely diminished outlay of energy with a corresponding husbanding of nervous and metabolic forces."

Renewed Interest in Florida Orange Growing.

Mr. S. B. Sturdivant, Tampa, Fla., writes the SOUTHERN STATES:

"Reports from those counties south of us whose orange trees were unhurt by last winter's freeze is of the most encouraging and gratifying kind. It is said that about six to eight thousand boxes of oranges will be shipped from points contiguous to Tampa, and even now the fruit men of large cities are making astonishing bids for the fruit. What prices will be obtained it is hard to say, but it is noticeable that directly after the freeze last winter nobody wanted an orange grove, and now everybody wants one, and the owner of a good one is the object of envy of his fellow man just the same as he was twenty years ago when the fever first broke out throughout the world. That Florida is the home of the orange and yields a fruit unsurpassed in flavor by any country of the earth is an undisputed fact, and that the desire to own and cultivate a grove will be as great within the next two years as it was in the past is generally believed."

MR. H. P. HUGHES has been appointed Commissioner of Immigration for the Cotton Belt Route with temporary headquarters at No. 8 Wall street, Atlanta, Ga.

President Hutchinson's Opinion.

Gen. A. C. Hutchinson, of New Orleans, president of the Morgan's Louisiana, and Texas Railroad & Steamship Co., and of the Atlantic system of the Southern Pacific Railroad, said in a recent interview in New York:

"I don't remember any summer when we were able to fill three large steamships per week with goods from New York for the Southwest. We are doing it now. Last

year at this time we were only sending two ships per week, and they were not full. Of course, this to us is the best evidence of improvement.

"One of the best illustrations of the growth in the Southwest is the crops in Texas last year, which, so far as cotton is concerned, was one-third of the entire crop of the South, or 3,000,000 bales. Western Louisiana shows marked improvement in the last few years. The prairie country west of Lafayette was considered worthless except for cattle raising. In the last ten years it has been settled by colonies from the West and Northwest, so that to-day it produces more rice than any other section of the State. In 1887 the first crop of rice was shipped from that part of the State. In 1893 about 180,000,000 pounds was shipped. This year the crop will be nearly 250,000,000 pounds. In 1885 lands could be bought in this section from 50 cents to \$1.25 per acre; now it is worth \$20 to \$30 per acre."

General Hutchinson tells a story of town building in Southwest Louisiana. It is a country occupied for about 150 years by the Acadians. They never found the value of the lands, and lived a secluded life. Some five or six years ago Messrs. W. W. & C. C. Duson concluded to build a town. They called it Crowley, and it is now a charming little city.

Last year the Dusons started another city named Eunice, which promises to be even greater than Crowley.

The planters are reaping large fortunes from rice planting around Crowley and Eunice.

Rates to the Exposition.

The rates of fare to the Atlanta Exposition will be as given below. These rates, established some time ago by the Southern States Passenger Association, have now been adopted by the Ohio River, Central Traffic and Western States Passenger Associations, comprising the lines north and West of the Ohio and Mississippi.

There are three sets of rates as follows:

1. A rate of 75 per cent. of the double one-way locals, with tickets limited to January 7, 1896. These tickets may be sold daily from September 15 to December 15, 1895.

2. A rate of one fare, plus 10 per cent.

for the round trip, tickets to be sold daily; limited to twenty days from the date of sale.

3. A rate of one cent per mile travelled, plus \$2, tickets to be sold once in every ten days, with a limit of ten days from date of sale.

Profits of Packing-Houses.

An illustration of the benefit to any locality of fruit and vegetable canning establishments is furnished by the following extracts from a paper read by Mr. H. B. Hillyer, of Belton, Texas, before the Bowie, Texas, Horticultural Society:

"During last summer I opened up an extensive correspondence with many canning factories in and outside of Texas, and with manufacturers of canning machinery, and thereby gained much valuable information. I found that out of the large number of canning factories in Texas most of them had proved failures, and nearly all of them were for sale. I inquired into the causes, and three leading features will perhaps cover them. First, absolute inexperience in the business, the business falling into the hands of persons of limited experience and ability, and allowing manufacturers to palm off on to them a large amount of useless machinery, all entailing loss. Second, failure to obtain supplies for the factory, and then a failure upon the part of the management to keep the factory in sympathy with the people, to secure the good will of the farmers and their confidence by fair treatment, so that products were but poorly supplied the first year, and still worse the second year, and the third year the plant is for sale at almost any price. Third, a want of capital to run the factory on during the season. I made up my mind that it was best to commence with a small plant, say of 5000 to 7000 cans daily capacity. The cost of this plant would be about \$5000. It would give employment to five or six men and fifty or sixty women and children. It must be backed by a \$10,000 bank account, for products and labor must be paid for in cash, and goods must be held until August and sold for fall delivery. It would require about 300 acres, to be planted in truck to supply the factory.

"At the truckers' meeting on the 3d day of January last I made the proposition to

get up a canning factory, and laid all the facts before them. They at once heartily indorsed the scheme. They agreed to take about half the stock, and to plant the required number of acres. We decided to can beans and corn, tomatoes, okra, pumpkins and peaches. Our truckers' association numbers ninety-five, yet not one of them had ever planted an acre on any of these vegetables except corn. All these preliminaries settled, we appointed a committee to go before the Belton board of trade, lay the plan before them and ask them to aid in getting up the required amount of stock. This they readily agreed to do and appointed a committee to act with a similar one from the truckers, and stock was soon subscribed. I urged upon the people the idea that we wanted but little from any one; \$25 a share and not over four shares from any one man, and not to expect much if any dividends from the investment. It was to be a Belton enterprise, to furnish a market for the product of her truckers, to give employment to her poor women and children, and then for our business men to reap a rich harvest in selling goods to these well-paid people who receive cash for their truck and labor and would have become cash buyers at the stores.

"The next step was in order to insure uniformity in product; we bought seed in bulk and furnished them to the truckers at wholesale prices. We employed a well recommended processor and machinist and put up the factory under his direction and got everything in operation by the time the bean crop came in. Now we were all green in the canning business. Not a single member of the board of directors nor of the shareholders had ever been in a canning factory. Our processor took a lot of green hands and in three days had them so trained that we could run 5000 to 7000 cans a day. We have put up as fine goods and in as neat packages as can be found anywhere. We are also putting up large quantities of barrel pickles, chowchow, and tomato catsup in bottles. We have had an abundant supply of products, and to show you the confidence and liberal support we have received from Texas wholesale and commission merchants, we have sold four carloads in our little town and fifteen carloads to one Fort

Worth merchant, and have had several offers for the entire season's output of the factory. We hope to pack 500,000 cans this year.

"But does it pay the stockholders? Let us see. A merchant takes two shares, \$25 each, equals \$50; the annual interest upon this investment is \$5, which he is out every year. Now we pay out to the truckers in and around Belton and to the laborers in the factory \$4000 a month; every dollar of this finding its way back to the stores during the month, and that merchant must be a poor tradesman who can not attract into his store enough of this money to at least pay him back his \$5.

"I said the factory cost about \$5000. Fully \$2500 of this amount was spent in Belton in labor and material used in constructing the factory. So really its cost to our town was only the \$2500 sent abroad for machinery."

NEAR Henderson, Ky., there is a corn field just ten miles square, the area, therefore, being 64,000 acres. Henderson is in a fine corn-producing region.

Tobacco in South Carolina.

In many counties of South Carolina the cultivation of tobacco has been attempted but a few years, and it may be said that this branch of agriculture is still in its infancy. The success of the farmers who have raised tobacco this year has been such that the acreage devoted to it will doubtless be more than doubled next year. The reports of sales from Darlington, Sumter and other South Carolina markets state that remarkably high prices have been secured, owing to the fine quality of the leaf. The highest price received was \$2.50 per pound for one lot of wrappers. From this figure the prices ranged \$2.23, \$1.50, with a number of large sales at 75 cents to \$1.10 per pound. These prices were given on account of the quality, as the demand for tobacco is not unusually great this year. At Florence prices have been as high as \$2.20 per pound this season. These markets are in what is known as the Pee Dee section of the State, and the acreage planted for them is about 15,000. At an average price of twelve cents per pound and an average yield of 850 pounds to the acre, which is a fair estimate in this section, the value of the product is \$1,569,130.

Deducting the cost of planting and cultivating, \$45 per acre, a profit of over \$875,000 is left the farmers. In some cases the latter net \$100 to \$125 per acre.

Agriculture Pays in the South.

The Atlanta Journal says: "We have heard of a number of this year's college graduates who intend to make farming their life-work. The idea that a professional life or a commercial career is the natural destiny of our college bred man has caused the waste of an untold amount of energy and the wreck of many a man who either attempted something for which he was not suited or went down in the maelstrom of fast city life. There is no nobler occupation than farming, none which requires a better quality of manhood, none which affords a better chance for a happy, independent and useful life. A boy should think over the matter well before he makes up his mind to leave the farm and make his fortune or his fame in town."

Commenting on this, the Manufacturers' Record says: "This applies with special force to the young men of the South. In a country where you can raise two and three crops of grain and vegetables in a season by careful attention, where you can work your land nearly every month in the year and are not obliged to use your savings to meet the expenses of three or four winter months, when you are forced to be idle, and where you can raise not only Southern products, but most of those grown in the North as well—in such a country as this farming will insure prosperity to any young man if properly carried on."

The Aransas Pass Harbor Works.

The work of providing a deep-water channel between the Gulf and Aransas Bay, Texas, and of building up a city around the magnificent harbor to be thus made accessible, is now practically a Baltimore enterprise. Messrs. Alexander Brown & Sons, of Baltimore, are furnishing the necessary money, and among the directors of the Aransas Harbor Co. are the following Baltimoreans: Walter B. Brooks, a member of the firm of Sanford & Brooks, harbor contractors; Lloyd L. Jackson, of the firm of Hurst, Purnell &

Co., and vice-president of the Maryland Trust Co.; A. D. Jones, of the firm of Woodward, Baldwin & Co.; Percy B. McLaren, of the firm of Paine & McLaren, bankers; Joseph B. Sanford, of the firm of Sanford & Brooks; James Bond, president of the American Banking Co., and Alexander Brown, the head of the banking firm of Alexander Brown & Sons. Mr. Walter Brooks is president of the Company.

The jetty construction work is being vigorously pushed by the contractors. Competent engineers who have examined Aransas Pass say that the completion of the jetty work now partially constructed will secure a depth of more than thirty feet of water over the bar. Aransas Harbor has, immediately inside of Aransas Pass, over four miles of dockage where the water is from 25 to 36 feet deep, as shown by the soundings and measurements taken by the United States Government, and this depth is steadily increasing. This constitutes more miles of dockage with sufficient depth of water to float the largest ocean-going vessels, and is the most securely land-locked harbor to be found elsewhere on the Texas coast.

As said by the Aransas Pass Herald:

"It requires no prophet to realize the effect or fortell the result of obtaining deep water on the Texas coast and turning the tide of the mighty commerce of the vast country lying west of the Mississippi river from the Atlantic seaboard to the Western coast of the Gulf of Mexico."

A Big Colony Enterprise in South Alabama.

During July and August the Alabama Land and Development Co. of Mobile, Ala., sold nearly 40,000 acres of land mostly to buyers from the North. The land sold was along the Mobile & Ohio Railroad in eastern Mississippi and southern Alabama. One sale of 22,000 acres was made to a colonization company, of Sioux City, Iowa. This tract is about sixty miles north of Mobile. The purchasers will at once begin to settle on it farmers from the West, and their development plans include also the building of a town.

The Plant System has in operation a novel and useful mileage book system. Arrangements have been made with a

number of hotels along the various lines of the System, by which coupons from the railroad mileage books can be used in payment of board bills. The purchaser, therefore, of a mileage book can use the book not only for railroad transportation, but for hotel accommodation, so that the traveler, should he happen to get short of money, can conveniently fall back on his railroad ticket.

Kansas Opinions of North Alabama.

Mention was made in the August number of the SOUTHERN STATES of committees that had been sent out from Clay Centre, Kansas, to investigate parts of the South for a large number of farmers who wanted to move South.

Major F. Y. Anderson, Birmingham, Ala., land commissioner of the Queen & Crescent system of railroads, has received from both committees reports as to their impressions of his territory in Alabama. The following extracts are from these reports:

From Report of Committee No. 1: "The nights here in this high altitude are cool and pleasant, and we all slept well last night. We started yesterday morning from Collinsville, and in two days covered seventy-five miles. The roads were the best we ever saw, with numerous soft-water springs of clear, cool water, scattered all over the country.

"In the fruit line we did not find any peaches, except seedlings. Apples were plentiful; in fact, the trees were burdened down with them; but our committee enjoyed themselves more picking blackberries than anything else. We must have passed a hundred miles of them, counting both sides of the road. The corn was both good and bad, but every man who planted corn will have some—most of them from 20 to 30 bushels per acre, and a few patches will make from 35 to 40 bushels per acre; no fertilizer used.

"Cotton looks well; in fact, compared very favorably with that we have seen elsewhere in the South, except in the Delta region.

"We found the people intelligent, generous, and kind, though we think they are many years behind in their machinery and methods of farming. We were very much surprised that people so well posted as to

the outside world should persist in using such crude, old-fashioned implements.

"Taking that region of the Sand Mountain country investigated by us, which is contiguous to the Alabama Great Southern Railroad, we think it the best unoccupied country in the United States, taking health, contentment, and happiness into consideration.

"This reminds me of another thing. We observed that at every house here were from four to eight big, fat, chubby, healthy children. We passed over a hundred houses, and in every instance this state of affairs prevailed.

"It is certainly a wonderful country, and a great wonder to us that so much of it should have remained uncultivated until now.

"Its days of rest are surely numbered.

"As it is, the farmers now scattered over the mountain all have plenty to eat, dress well, have fine dwellings and good out-buildings—could have money to lend if they would only improve their style of machinery and their live stock—especially hogs and cattle."

From Report of Committee No. 2: "In making this, our first report as regards our investigation of the lands along the line of the Alabama Great Southern Railroad in North Alabama, we desire to say that we reached Collinsville, DeKalb county, Monday evening the 5th instant at 5 P. M., and spent some time that afternoon looking at the crops in the immediate vicinity of that place.

"We found good red clover, and were told that it was sowed last April, with oats. This clover was really fine for any country, and was the first we had seen in Alabama.

"The corn, also, was far beyond our expectations, the stalks being large and thrifty and the color good, and in most fields there were two large ears to each stalk. The largest man in our party stood on the third plank of a fence and could hardly reach the top of the smallest stalk with a three-foot walking cane.

"The cotton was also fine.

"Tuesday morning we left Collinsville in two large double hacks and drove straight to Sand Mountain, where we spent a day and a half and one night on that wonderful plateau. The weather was exceedingly pleasant, nights cool and re-

freshing. While we were in DeKalb county, the thermometer did not reach 90.

"We saw much to impress us, and were astonished to find such beautiful broad stretches of level land, large fields, good fences, and, above all, fine crops of corn and cotton.

"In the unsettled districts we saw any quantity of excellent grass growing wild, and throughout this whole country fine pasturage can be found; and all the cattle that were running on the ranges were fat, sleek and in fine condition."

Development at Southern Pines.

The town that Mr. James W. Tufts is building near Southern Pines, N. C., has been named Pinehurst. Already there are several homes well under way. A steam pump is distributing water obtained from a nest of three driven wells, connected together, to various parts of the town from the temporary tank erected for the purpose. A patent sectional all-iron tower and tank of 15,000 gallons will be erected. A hotel, length 161 feet, has been started, and contract calls for finish December 1st. Foundations have been laid for fifteen houses and others staked out; excavation for extensive cow and farm barn on the farm just outside of the town is begun, ties for the railroad, which is to be trolley, are already distributed over most of the line, which runs through the large peach orchard of the Lindley Co. to Southern Pines station. All this has been done in less than two months.

THE corn fields in the South are safe from the danger of an early frost, which is another excellent reason why more corn should be grown in that section. The importance of this fact was apparent in 1883, when a September frost cut the corn crop of the country from 2,000,000,000 bushels to 1,551,000,000. Growers of corn in the South escaped loss and reaped also the benefit of higher prices.—St. Louis Globe Democrat.

MESSRS. W. W. DUSON & BRO., the founders and builders of Crowley, La., and of Eunice, are about to start another town in the rice district of Southwest Louisiana, at the terminus of a branch road now being

built by the Southern Pacific. The site of the proposed town is in a country admirably suited to rice growing and farming, and doubtless the success of Messrs. Duson & Bro. at Crowley and Eunice will be repeated at the new town.

SOUTHWESTERN Tennessee is getting a large immigration of Northern and Western farmers. Special excursions are run every week to Somerville, in Fayette county, a central point in this section, and are liberally availed of by prospectors and homeseekers from the North.

THE fruit growers of Central Georgia are preparing to go extensively into canning, evaporating and drying their fruit. They will ship only choice fruit, and ship that only when freight rates and market conditions will justify them in doing so. Fruit not of the highest grade and such of the crop as matures late in the season when prices have fallen will be canned, evaporated, turned into wine, or preserved by some other process.

THE Merchants & Miners' Transportation Co. has improved its service between Baltimore and New England ports by adding a new vessel, which is one of the finest of its fleet. This ship, the Howard, is built of steel throughout, and registers 2551 tons gross. Her length is 293 feet over all, 42 feet beam, and 34 feet depth of hold. She has accommodations for 120 first-class passengers.

THE Illinois Central Co. is preparing to make another exhibit at the State fair, to be held at Sioux City, Iowa, Sept. 21st. The exhibit will comprise products of farm, garden, orchard, and manufactory along lines in the South, and will be more comprehensive than the exhibit made last fall.

AN EFFORT is being made to induce the Transatlantic Steamship lines to run excursion trips during the fall from European ports to Savannah for the Atlanta Exposition.

The secretary of the Florida Fruit Exchange, of Jacksonville, estimates that Florida will ship this coming season not more than 100,000 boxes of Oranges. These will come from the southern part of the State, where the freeze of last winter did comparatively little damage.

CORRESPONDENCE.

Some Facts About Arkansas.

Editor Southern States:

We rejoice in the fact that at last our people have quit carrying all their eggs in one basket. Cotton, as king, has been dethroned with us. While we regard cotton as a good money crop, especially where there is abundance of negro labor, or, to speak more correctly, a good surplus crop, yet as a principal crop it is a fearful mistake. Fortunately our position on the earth's surface and our varying altitude gives us naturally an extraordinary variety of field products. We have from 125 feet above sea level to 2823 feet, which enables us to grow anything that may be successfully grown from the lakes to the gulf. Wheat, clover, blue-grass timothy, and indeed all the tame grasses, are successfully grown in at least one-half of the State, while the semi-tropical products, rice, sugar cane, sweet potatoes, cotton, etc., find ours a gracious soil and climate.

Our people are beginning to appreciate this bounty of nature, and are practically availing themselves of this great diversity of crops.

One county alone in the State shipped to market over \$80,000 worth of Irish potatoes of the first crop this season, and their second crop of potatoes will bring double that sum. Another county marketed \$250,000 worth of strawberries. Potatoes and strawberries have become staple crops with us.

Again, fruit with the winter apple as a leader, is growing into an immense industry. It is now estimated that two counties in the State will market 2000 carloads of apples, the finest the world ever saw. These two counties may safely calculate on a half million of dollars for their apple crop. I mention these two leading industries as an earnest of the susceptibility of the State to diversified farming. As a vegetable section this cannot be excelled. Arkansas' melons, like her fruits, have a national reputation.

At the World's Fair at Chicago we took the first award on long and short staple cotton, also on apples and peaches.

These advantages of soil and climate have attracted homeseekers in the North and Northwest, and notwithstanding

the hard times for two years past, the State is settling up very rapidly. I regard the outlook exceedingly favorable. We have a little less than 6,000,000 acres of public lands, besides our lands are cheap in the hands of private holders. Our large plantation system is passing away, and good lands may be had at from \$5 to \$10 per acre on easy terms. Our crop prospects were never better. Taking into consideration the mildness of our climate, variety and fertility of our soil, abundance and regularity of rainfall and diversity of products, I say Arkansas is the land for the homeseeker.

W. G. VINCENHELLER,
Commissioner of Agriculture.

Little Rock, Ark.

What the South Needs To Do.

Editor Southern States:

I am a native of the South and have read with much interest accounts of the great work which you are doing in behalf of that much-favored section of our country.

A residence in California and familiarity with what may be termed the "California method" of attracting population and capital to the State, is to the man from the Southern States especially a valuable experience. Here the commercial value of energy, enterprise and advertising has been demonstrated with almost mathematical precision. It may be broadly stated that the California of 1895, in contradistinction to the California of 1849 presents a concrete example of what may be accomplished by determined and well-directed effort backed by a judicious and persistent use of printer's ink.

Not that this far west land is without its elements of attraction to the homeseeker and to the capitalist, but the marvel is that so much has been accomplished in the way of civic progress upon such slender capital in material resources.

Here is a commonwealth which has to import at least 75 per cent. of its raw material; a State largely destitute of woodlands and especially those timbers most used in manufacturing; a country where, without artificial and costly irrigation, it is almost impossible to raise the ordinary agricultural crops; where markets are at great distance from the

point of production; where it does not rain for months at a time, and where water is stored and sold as a precious commodity at high prices, yet this land has attracted to itself population and capital, until the once arid and barren plains and shifting sand hills have been transformed into magnificent farms, beautiful gardens and elegant homes, and in many instances are today being sold at the fabulous price of \$1000 per acre. All attributable, I might say, to that indomitable energy and shrewd and persistent method of advertising so characteristic of the average Californian.

What has been accomplished in California may be even surpassed in the South. California has let her light shine, while the South has allowed hers to remain under a bushel.

In agricultural and horticultural resources the South equals any portion of our broad land, to say nothing of her vast fields of coal, iron, timber and cotton, those elements so essential in building towns and cities and establishing great commercial and manufacturing centers.

The South in the past has wasted much of its time and strength in politics, but the time is now ripe for one grand stride forward. The Cotton States and International Exposition soon to be opened in Atlanta presents the golden opportunity of a century. It will mark that tide in affairs which if taken at its flood will lead on to fortune. But the price of success in this modern age is work, a fight to the finish as it were, and if the South would not be beaten on her own soil she must be up and doing. I judge from the displays which I see are now being prepared for shipment from this city and other points in the State, that California expects to lead the van at the Atlanta Exposition. What preparation is the South making in this direction?

L. B. WHATLEY.

Los Angeles, Cal.

Western Influences Opposing the Removal of Farmers to the South.

Editor Southern States:

Although it may be next to impossible to say anything in contradiction to Mr. L. O. Myrick's slanders of the South, without a repetition, more or less, of your crushing reply, found in the June number of the

SOUTHERN STATES, under the caption, "The South and the Northwest," yet even with the certainty of reiteration, the merits of the controversy and the claims of the South to vindication warrant such reiteration. For it should be understood and it should have far more realization than it receives at the South, that there is growing up, and will increase, a most formidable spirit and action of resistance to this migration to the South of Western farmers at the hands of the West at large. If this line of feeling, which aims at the discouragement and repression of the exodus from the West to the South, be not yet organized, it is active, aggressive, more or less envenomed, and often very unscrupulous. And it will probably find expression ere long in some organization or corporation, covering several States, backed by brains, energy, immense wealth. I have been watching for many years the spread of hostility West to this inclination Southward of Western farmers. I encountered it personally years ago, as early as in 1876 in Western Illinois, and later in Kansas in 1881. In this State I was then delivering a series of lectures on the South, and some I did not fill, owing to terrible malarial fever incurred there. I understood afterwards that an understanding had been made that I should not be allowed to speak. (Had I known it sooner I would have filled my appointments.) I met frequent harsh expressions of disapprobation at my work, people extenuating their reprobation of me by saying that my work, if successful, would lower values there, as those going South would have to unload their land, and that would make it go-abegging for purchasers. Later along, from 1886 and on, when I was in close touch with the immigration to Southwest Louisiana, I found that there were parts of the West where if a farmer desired to sell his farm in order to move South, he dare not avow it at home if he hoped to get anything like its value.

As most of the immigration at that day, 1886, to Southwest Louisiana was from Iowa, and a little locality, too, so this impaired value of land then was limited to this little locality in Iowa. But as the exodus enlarged, the area of impaired values did, so that now you will find plenty of men who have moved South and

who intend to from the West, who will not sell their land, but rent it. The migration to the South from the West has so much impaired land values in the latter area that farms in many localities are a drug—no demand for them at all.

If anyone thinks that this state of affairs will be endured by the West, with all its energy, self reliance, resourcefulness, that one will be much mistaken. And then the great railroads, with all their experience and all their appliances for securing settlers, with their large wealth and their lavish disbursement of it, will play their part, and, the eastern money lenders, who have placed hundreds of millions of their capital in the West, will join the effort. I happen to know that a member of my family, who eagerly bought the paper of a trust company, at par, a few years ago, which was based on loans on Western real estate, sold it a little while ago at 55 per cent of face and with arrears of two years' interest at that off; indeed it behoves the South to wake up. Every State South ought to have a capable commissioner of immigration, and a large sum of money for his work. Every railroad of any importance, South, ought to do likewise; and, I am glad to see some railroads, South, have most capable men in this work, and, to them, the South largely owes her advancement in immigration. Most especially, should the South cherish, and most liberally patronize THE SOUTHERN STATES and Manufacturers' Record, in their distinctive and inestimable work in behalf of Southern development. It is astonishing how supine and remiss, how ridden by the happy-go-lucky, *laissez faire*, spirit the South is in the main, with reference to her development. Why every number of the SOUTHERN STATES ought to contain two or three elaborate descriptions of places South, which desire and offer strong inducements to immigrants, and such articles ought to be roundly paid for. I might give quite a list of illustrations of the value of advertising; but I will mention that one parish, in this State, has risen from an assessed value of real estate, in 1886, of about one million dollars, to about ten millions now. The immigration enhanced values. And advertising brought immigration.

I have said that the assaults upon the

South, by the can't-get-away crowd, at the West, are attributable to several motives. I believe this Mr. L. O. Myrick, whose statements appeared in the Sioux Falls, South Dakota Press, is moved somewhat by malevolence, by a lack of judgment, and the spirit of petty consequence at the signal distinction of airing his views in so illustrious an organ as the Sioux Falls Press.

I desire to say something on a part of the article, as quoted by you, in your reply to it, in the June number of THE SOUTHERN STATES. I may hope in a part of what I quote, to say something after you. Here is what I shall, in part, undertake to answer:

To quote Mr. Myrick: "I have visited the whole Southern country" and given it close attention. What does he take his readers to be? He has seen the country from the car windows, along the railroad, and very hurriedly, too, and evidently his eyesight was bad. Hear him. "It was a general thing on my trip to notice that the earth seemed gray or white; other pilgrims on the train remarked about it. I thought at times that the fields were covered with alkali or salt." Now if he had "visited the whole Southern country," and "given it close attention," why should he think the fields at times were covered with alkali or salt? Why should he not know they were not, by "close attention" and leisurely investigation? But, "finally we side-tracked to wait for a train. I improved the opportunity to examine the dirt in an adjoining field." And this is an opportunity to examine a country. He examines an adjoining field from a side-tracked train. Doesn't even have the respect for decency to claim to have taken a look around in a carriage. And this investigation, for a few moments, of an "adjoining field," is all the "opportunity" he desires to "examine" and make up his mind about a country. Now I admit, Mr. Editor, that there are some parts of the country where such an examination might give one a basis for a tolerable conclusion of the soil generally. Two illustrations arise to my memory at once—across Northern Iowa (in much of it, though the soil varies there greatly in places) and along the Red River valley in Minnesota and Dakota, along the Northern Pacific Railroad, where there is great evenness and sameness of soil. And the

fallacy, in this man's judgment, consists in his assuming a like or similar evenness of the soil South to that of his Dakota experience.

Now, Mr. Editor, I have lived South nearly a quarter of a century. Much of the time I have been a railroad man; balance a journalist. In my work I have studied much of the South by personal inspection, and in preparation of various publications, I have read much. I not only rode along railroads, but stopped off and examined. And I rode away off from railroads to examine the country, and yet with nearly a quarter of a century of such work, I dare not claim, as Mr. Myrick does, that I have "visited the whole Southern country and given it close attention."

For years, as immigration commissioner of two Southern railroads, I spent my summers West, stopping at towns and lecturing. There are few Western States I have not visited, having ridden tens of thousands of miles on railroads, and driven long trips by carriage. And yet I can't claim to have "visited the whole Western country" and to have "given it close attention." It would take ten smart men a year to "visit the whole Southern country and give it close attention," and then only by allotting separate territory to each.

Again quoting Mr. Myrick: "I want to say that here in South Dakota a farmer finds the most conditions that make possible success." It is a pertinent query, then, why Mr. Myrick was hunting the South? Did he predetermine to make "a flying trip" the pretext for maligning the South? If he finds "the most conditions in Southern Dakota" "that make possible success" for a farmer, what are they? Is it possible, Mr. Editor, to enumerate all the contingences and drawbacks to Western (and Dakota) farmers? Late frosts, droughts, hail storms, high winds, parching winds, blight, Hessian fly, chinch bug, early frosts. To begin with, several crops are hardly natural there, to say nothing of fruits. Then there is often overgrowth of straw in wheat and oats and lodging. And, again, cloud-bursts and sprouting grain. But the theme is too vast at this time. Let me give you the returns from South Dakota, in the report of the statistician for June, 1895, as to spring wheat:

"CHARLES MIX.—Sown under favorable conditions, growth good, and looked well till May 10 to 20, when there were several hard freezes with dry weather (which still continues) and crop is now much injured.

"BUFFALO.—Very dry and the hard frosts have been very injurious.

"BROOKINGS.—Very good; plant has stooled well; is of rank growth and healthy color.

"DAVISON.—Extreme dry weather has cut crop short.

"KINGSBURY.—Decrease in acreage is owing partly to scarcity of seed and partly to low price; also to decrease in population by removal. Low condition is owing to hard freezing May 11, 12, 13.

"BEADLE.—Low prices and scarcity of seed cause the decrease in acreage; crop is looking well, with the exception of some that has been blown out."

Now, I am perfectly willing to admit that the July return says of spring wheat "a large crop indicated in the Dakotas, owing to unusually favorable conditions." But what I want to know is if the unfavorable conditions above given—only a few of the possible ones—are what makes the farmer in South Dakota "find the most conditions that make possible success?" In other words, what would have become of the spring wheat crop of South Dakota this year but for "the unusually favorable conditions" later? And does a farmer welcome "hard freezes" and "dry weather," "low prices," "crops much injured," some "blown away," well knowing the "unusually favorable conditions" will surely come later on and prove the former afflictions are all "blessings in disguise"? I wish the reader to note the significance of the return from Beadle county, given above. "Crop blown away." Doesn't that signify sandy soil? The same thing happens elsewhere West. The high winds blow away the sandy soil and then the wheat follows.

I also invite the reader's attention to the return from Kingsbury county, above: Decrease in acreage, "owing partly" to "decrease in population by removal." Ah! there is a world of meaning in that. They are coming South. Sioux Falls is losing its farmers. I happen to know that.

M. B. HILLYARD.

New Orleans, La.

NEWSPAPER COMMENT.

"Give Them Good Treatment."

It was a pleasant surprise which Col. Mike Brown gave to the people of South Carolina in the announcement published yesterday that a dozen new settlers, the vanguard and representatives of a colony of thirty families, numbering one hundred persons, who will soon follow them, had arrived in Augusta on their way to the homes provided for them in Barnwell county.

It was a surprise because Col. Brown and his associates have worked so quietly that the public did not know of his undertaking to bring the settlers into the State until the first of them had reached its border and were within a few miles of their destination. It was a pleasant surprise because most of the people of the State had begun to believe that no plan to induce immigration would prove successful, for many years to come, and had almost lost interest in the subject. The arrival of the little party of strangers who have come to cast in their fortunes with us will revive that interest as nothing else could have done, and will be hailed in every county in the State, as well as in Barnwell, as the most gratifying event of the year. If notice of their coming had been given, the new settlers, we are sure, would have received a popular demonstration of welcome, which would have been a pleasant surprise to them in turn, and would have satisfied them that they have made no mistake in coming to South Carolina to make new homes and new friends and better fortune for themselves.

It is not too late for such a demonstration, however. There are better ways of welcoming the new comers than by meeting them at the depot with flags and music, and making speeches to them. The friendly shake of a hand means more in such circumstances than the blast of a brass band. A kind word in private means more than an elegant speech in public. The loan of a wheelbarrow when it may be needed is a far more effective expression of friendship than the compliment of a carriage ride that is not needed. The kind of welcome the settlers need is a continuing welcome—one that will last throughout the year and every year, and that will manifest itself in

thoughtful and helpful acts of kindness at all times.

These good people are strangers to all our ways; all the conditions of our life and work are new and unknown to them; they will have to get acquainted with the climate, the ground they walk on and work on and everything that grows on it. Their neighbors should remember this, and give them all the aid and counsel and encouragement they will need in the first weeks and months of their experimental undertakings. They are intelligent and industrious and enterprising people, of course, else they would not have dared the difficulties which necessarily attend such a change of residence and occupation as they have ventured on. They will not always be strangers and will not long need advice or help of any kind, we may be sure, but they will need some at first, and they should have all that they need, especially help, until every settler has become settled. * * *

Give our new friends "good treatment" and a heap of it!—Charlestown News and Courier.

The Promised Land.

One of the editorial staff of the Journal was recently in Lake Charles, La., and while there met a gentleman from Kansas, a prominent newspaper man and a member of his State legislature, who was in the South to study its possibilities, characteristics and natural advantages. He represented a large number of fellow citizens who will depend upon his report as to whether they will remove or not. It is hardly necessary to say that he is greatly pleased with the South, and surprised as well. This is the more significant as this gentleman is the third one whom the writer has lately met on a similar mission. It would be impossible to say how many Northern men are today in the South, sent out, as it were, "to spy out the land."

The settlement of a good country is cumulative. Those who can get away come. They do well and at once begin to follow letter with letter to the folks still in the old place. Some of these finally decide to move, and the same process is repeated over and over again until the small and unnoticed movement grows into a full tide of migration. This was the story of West-

ern settlement, and the same ear-marks of history are manifest in the present Southward movement.

There is a deep and growing dissatisfaction in the agricultural States of the North. In thousands of cases the mind has been made up to move. There is, however, a natural hesitancy in announcing such a decision, as a buyer must be found for the property in hand. One industrious farmer in Kansas, who is an average of his class, says: "I used to be ambitious to make money. Now, if I could be sure of a good living by hard work I would be content." In the South hard work never fails to produce a "good living," and more, and many a discouraged man in the North is awakening to that fact. One newcomer brings several more, so the South must prepare itself for a geometrically increasing addition to its population, resources and wealth.

One of the most encouraging phases of this movement is the class of people who constitute it. Unlike the West, which was settled by a large percentage of foreign population, the South is welcoming with wide open arms brother Americans; men whose desires and traditions are all in line with those of the great Republic. In nearly every case the Northern settler has done well. The habits of thrift, industry and economy made necessary by the hard conditions of his former home are rewarded in this generous clime ten-fold.

All this means much. It prophesies the gradual transference of the center of population, power and wealth southward instead of westward, the building of cities, the construction of railroads and great enterprises; the creation of a new empire. The South has every element for the support of a dense population; timber, coal, iron, every variety of soil, and above all a climate unparalleled. It is the promised land.—New Orleans Lumber Trade Journal.

Show the South's Products.

The Illinois Central Railroad, through its land department, has offered free transportation for all exhibits of Southern farm products at the great Iowa State fair to be held at Sioux City, September 21. It is hoped that there will be an adequate display. It is to the interest of the Southern farmers and to all interested in the

promotion of immigration that there should be. So many hundreds have come into the South from the Northwest and settled, and have sent back such good reports to their old homes that an exhibition of the extraordinary variety and excellence of Southern crops will confirm these reports and stimulate immigration immensely. The liberality of the Illinois Central will enable the Southern land owners to make a grand display without any expense, and such a rare opportunity must not be neglected. The company is ready to give and to receive suggestions. As this has been a magnificent crop year in all respects, there will be no difficulty in arranging such a display as shall open the eyes of Northwestern farmers, the range of whose crops is comparatively limited. We can send cotton, corn, oats, all manner of garden and orchard products and something of everything not actually tropical. Statistics can be presented to prove that drouth, famine and crop failures are unknown, and that the climate is without rigor at any season. Especially should the farmers of West Tennessee, North Mississippi and East Arkansas be active in this matter. They can prepare an exhibition which will astonish themselves. With proper delegations to attend the fair an impression may be created which will result in bringing many thousands of farmers from the Northwest into the South; and it is just such people we need to help us develop these, the richest of all the farming lands in the world.—Memphis Commercial Appeal.

The South's Prosperity.

The August number of the SOUTHERN STATES Magazine publishes a number of interesting letters from prominent men of various callings throughout the South, and adduces from the data thus presented the basis of greater encouragement and good feeling than anything that has been published in some time. The magazine from which we quote makes a specialty of Southern progress and industry, and is one of the most reliable publications of the kind in existence. * * *

This is the South's real pæan, sweeter than the song of Miriam. It means that we have shaken off our slavish thralldom to the staple which was rapidly ruining

many of our best planters, and that the diversified crops which, for so long, have been advocated so vigorously is about to become a fact. An increase of \$50,000,000 in our revenue! It is enough to make the whole South smile with contentment, and especially when the decrease in the production of cotton will be the means of raising the price and thus bring in almost as great returns as if we sold a larger crop at a smaller price.

This is a knockout blow for the calamity howler. It is a realization of our hopeful predictions, and every channel of trade and commerce will feel the reviving thrill of life.

The farmers of the South now hold their destinies in their own hands. Surely they will not be lured into a false security by the higher price of cotton which is to prevail this fall, and begin next year to undo all the work that has been done. Let them profit permanently by the improved conditions which a stern necessity has brought about and thus evade a recurrence of those necessities.—Augusta, Ga., Evening Herald.

Development of the South.

When the future historian comes to write the story of the United States after the civil war one of the features which will claim prominent notice will be the remarkable business capacity developed by the people of the Southern States after their defeat. The popular idea of the Southerner was that his training and surroundings had rather unfitted him for the severe requirements of practical business. The events of the past thirty years have shown that this idea was a delusion.

The close of the war left the South with all of its business conditions wiped out. Without property, capital, credit or large business experience, the people of the South had only their natural faculties and undeveloped resources to depend on in the hard struggle for a restoration of their prosperity. But these have sufficed. They have shown in peace a pluck and persistency as great as in war, and have developed a business capacity not exceeded by that of the traditional Yankee. They have held their own in finance and banking, in railroad building and management, in developing the resources of their mineral

wealth, in establishing manufactures, in improved agriculture and increased productivity.

Now, as the crowning evidence and expression of their success, they are getting ready to open the Atlanta Exposition, which will undoubtedly be the greatest fair ever organized without the help of the national government.—New York World.

The South Must Advertise.

The "great Northwest," that we hear so much about, was settled and built up by advertising. Great cities in that section stand there today, mainly monuments to energy and industry in advertising. There are many more reasons, patent to even the casual observer, why Harriman and the surrounding country should not only succeed, but grow in importance greater than can be found by a close examination of the surroundings in any of the towns of similar size in the Northwest. Where they are blessed with one advantage, we of East Tennessee have a dozen to recommend us, the difference being that while we rest secure in our natural attractions they have gone into the busy world and forced people to examine their location, and placed their one attraction in such glowing colors, and with such convincing arguments, that they captured them finally, and, by generous treatment afterwards, gradually united their interests with their own. Work, nerve, business judgment and what is sometimes called "cheek" are needed, of course, in the prosecution of this work. Again, it must be persistent. "Constant dropping wears a stone," and advertising, whether done to benefit the individual or the community, must be kept up to secure return. *Perse verentia omnia vincit.*—The Advance, Harriman, Tenn.

MISCELLANEOUS.

THE Arkansas Farmer, Little Rock, Ark., a semi-monthly, is filled with interesting information about the agricultural conditions and resources of Arkansas. The publishers offer to send it for the remainder of this year for ten cents.

BOTETOURT county is one of the best counties in the famous "Valley of Virginia." It is proverbially healthful, and is, in fact, a noted place of resort for invalids. It is a rich blue grass region, producing

large crops of corn, wheat, oats and all the grasses. Fruit-growing and truck-farming are extensively carried on. It has more tomato canneries than any other county in the United States, with one exception. It has exceptionally good schools. Messrs. O. E. Obenshain & Co., of Buchanan, Va., have had printed for free distribution a folder, which contains an interesting description of the county in full.

THE Plant system of railroads has issued a very taking pamphlet entitled "The Winter Haven Lake Region of Florida; the Winter Garden of America." The pamphlet is illustrated with handsome engravings, showing the guava, an eggplant field, a pineapple grove in bearing, orange grove, etc. Copies may be had from Col. B. W. Wrenn, passenger traffic manager, Savannah, Ga.

FLORIDA-CUBA is the title of a superbly printed and illustrated pamphlet that describes the resorts and points of interest reached by the various railroad and steamship lines of the Plant system. It is issued from the office of B. W. Wrenn, passenger traffic manager, Savannah, Ga.

THE country about Beaumont, Texas, seems likely to come to the front as a peach-growing section. Rice-growing is now a prominent and profitable industry there, and it seems to have been demonstrated that the soil and climate are equally well adapted to fruit-raising, the experiments with peaches in particular having had gratifying results.

MR. JOHN CROSS, Arcadia, Florida, who is handling land in South Florida, as advertised elsewhere, writes to the SOUTHERN STATES as follows: "I have been here in this county for fifteen years and have never paid the doctor a dollar. I have paid the butcher a good deal, though I live largely at home, that is, I raise all I can to eat. I have vegetables all the year and my own cows, chickens and bees. I am a John Bull; have seen all the world, but have never seen a place like this for a poor man. And he is a mighty poor man who remains poor long in this region."

It is the common belief of all who have watched the course of recent events in Southern development that West Virginia has entered upon a period of industrial development and activity such as has not been surpassed in this country. It is a State of marvelous resources, and these are becoming known as the country is opened up by railroads. West Virginia is one of the richest States in the Union in coal and timber. Industrial development is the best foundation for agricultural prosperity. Where there are prosperous manufacturing communities the surrounding farmers find a ready and profitable market for their products. West Virginia has many thousands of acres of fertile land that may be had at low prices. Particulars about farm lands as well as coal and timber lands may be had from the Southern Real Estate Exchange, Clarksburg, W. Va.

E. K. PALMER, Columbia, S. C., will be glad to furnish any desired information about agricultural conditions in any part of South Carolina.

MR. L. M. DISNEY, Houston, Texas, has some interesting pamphlets that tell about the wonderful coast country of Texas, its orchards, gardens, truck

farms, etc. He will send copies to any person who expects to move South and would like to know about this part of the South.

PERSONS wanting information about Texas may learn all they want to know from Mr. John E. Willey, Houston, Texas.

HOMESEEKERS wanting to visit the South will do well to write to the Southern Homeseekers' Land Co., Somerville, Tenn., for low round-trip rate to Somerville, from which point they can purchase tickets at one fare for round trip to any other point in the South they may decide to visit.

MR. H. DAVIS, No. 225 Dearborn Street, Chicago, Ill., urges farmers of the North to go South, and offers to furnish them any information needed about farm, truck, fruit or wild lands in North Carolina, Virginia, Florida, Alabama, Mississippi, Tennessee or Arkansas.

MR. JOHN STEWART WALKER, of Lynchburg, Va., has sold a great many Virginia farms to persons from the West and Northwest. He has made this an especial feature of his real estate business, and knows just what the Western farmer wants. He has in hand for sale a large number of fine Virginia farms, and he advertises in this issue a dairy or stock farm in the famous Piedmont and blue grass section, near Washington.

LOUISIANA continues to attract a large flow of immigration from the Northwest. Farmers who have moved into that State have been so well pleased and are doing so well in the growing of rice, fruits and farm products, that their friends are rapidly following them. Messrs. C. J. Thompson & Co., of Opelousas, La., have on hand lands in large or small tracts, improved or unimproved, and will be glad to answer questions.

MR. R. W. PHILLIPS, Hampton, Va., offers in another column a number of fine farms in Tidewater Virginia at exceedingly attractive prices.

THE growing of grapes in Western Georgia is an industry that has had rapid development in the last few years. In some localities lands that were worth \$5 and \$6 an acre a few years ago are now worth \$40, \$50 and \$60, simply because they are in a locality that has been demonstrated to be suited to the profitable growing of grapes. A syndicate is now being formed to purchase a large area of grape lands in the best grape growing section of Georgia, and an opportunity is offered to investors to take an interest with a certainty of large profits. Particulars may be had from Mr. Andrew Mayer, No. 10 Wall street, New York, whose advertisement will be found in another column.

IN the trucking development of Eastern North Carolina the country north of Wilmington has had a conspicuous share. Enormous profits have been made growing early vegetables, and more particularly in strawberries. Mr. Andrew Smith, Wilmington, N. C., advertises in this issue that he has 200 acres of land ten miles from Wilmington, fully equipped, which must be sold for division among heirs, and can be had at a bargain.

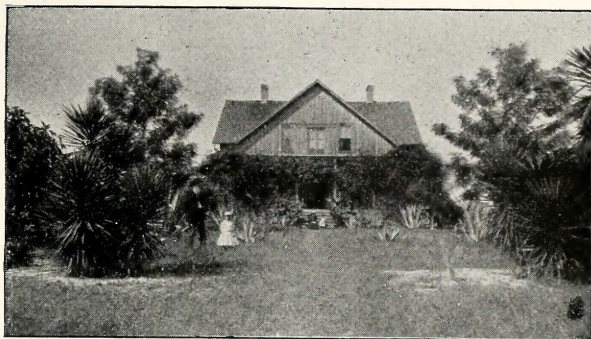
THERE has been in the last twelve months a very large immigration of Northern and Western farmers



A SOUTH FLORIDA "HAMMOCK."

THE SOUTHERN STATES.

OCTOBER, 1895.



A REPRESENTATIVE SOUTH FLORIDA HOME

THE PLANT SYSTEM.

RESOURCES AND CAPABILITIES OF ITS TERRITORY.

By Gen. I. W. Avery.

The territory reached by the railway lines of what is known as the Plant System, in Florida, Georgia, Alabama and South Carolina, is conspicuously notable for the wide diversity of its products and resources.

It has some big matters of supremacy. It is the first sanitarium in the world taken as a whole. It contains nearly the whole long-staple sea-island cotton region of the United States. It is the foremost orange-raising region, also, anywhere. It enjoys an undisputed leadership as the main phosphate source of supply. And it contains the chief territory and markets for naval stores in the entire world.

Besides being pre-eminent and supreme in these five resources, it is a region marvelously rich in general agricultural and manufacturing capabilities.

In the growing of fruit, such as

peaches, pears, grapes, melons, strawberries, pineapples, etc., it is very little behind the first rank, and this industry, for which it has unlimited capacities and possibilities, is constantly and rapidly expanding.

It has some of the most noted and prosperous trucking areas in America, beginning at Charleston and ending at Tampa.

Its agricultural resources include the upland cotton, every kind of grain, hay and every species of forage, rice, sugar cane, tobacco, and valuable specialties like broom corn, barley, hops, &c. It has every facility and advantage for dairying, stock-raising and kindred industries that can be found anywhere.

It contains the largest cigar manufacturing point in the United States, with tobacco raising territory equal to any in the Union.

Its industry of fish and oysters is



A GEORGIA CORN FIELD.

already very large, and rapidly increasing, and the future of this production and trade, with the cognate industries of canning, which will be extended to fruit and vegetables, cannot be measured, and affords immeasurable opportunities to capital and labor.

The timber in this territory is enormous, and it includes the best lumber for every purpose, and the proximity of this affluence of woods to the water for convenient shipment gives a value to this resource that cannot be estimated.

It offers inducements not surpassed elsewhere to the energetic, enterprising business man, farmer, stock-raiser, horticulturist, gardener, fisherman, phosphate miner, manufacturer, lumberman, hotel keeper, and to the invalid and those who travel for pleasure or sight-seeing.

It will be interesting to go to some extent into the details of these resources:

TOBACCO.

Let us specialize. Take tobacco. I have said that the first cigar manufacturing place in the United States is Tampa, the West Florida southern city of the Plant System. It is a remarkable place. It grew 7000 people last year. Dozens of people apply to the renting agents daily for houses to live in. Over 1000 houses were erected last year. Dwellings are erecting over the whole place, in every part of it. In a time of depression there has been activity there. The Spanish flavor of the city is remarkable. One sees Spanish signs all about. One paper publishes daily two columns of news in the Spanish tongue. There are 140 tobacco factories, some very large, with 600 workmen. The best Cuban tobacco is imported, and cigars made equal to any Havana cigar. There are 6000 cigar laborers, with a yearly product of \$6,500,000, and yearly wages of \$5,000,000. In eleven months, from July, 1894, to May, 1895, the customs revenue was \$561,814. From seven to ten millions of cigars are made each month.

The Cuban revolution is driving the constant and rapid enlargement of its cigar manufacturing interests, already larger than anywhere else in the Union.

Spanish capital and skill are flowing there to be permanently located, and making Florida the industrial center in the world for the finest cigars.

Now, as a result, the tobacco culture of this region is rapidly widening and improving. Steadily is the excellence of our tobacco increasing—better kinds, better grades, higher qualities. The stimulus given to the best tobacco culture and best cigar manufacture has been extraordinary.

The Plant System has lands that produce two fine kinds of tobacco. From Savannah to Montgomery, by Waycross and Bainbridge, and across from Waycross to Albany, is a sandy gray, light loam, with a gravelly, yellowish subsoil, which produces a high grade of bright tobacco. The lands about the places mentioned, as also around Valdosta, Thomasville and Tifton, give the yellowest of tobacco, some planters getting as high as 1000 pounds to the acre and as much as thirty cents a pound.

The cigar leaf tobacco can be grown in Florida of the finest kind. The best comes from Cuba, and the aromatic Vuelta Abajo tobaccos of that country grow on lands precisely like those about Lake City, Bartow, Orlando, Sanford and other recognized good tobacco localities of Florida, with the same seasons, climate much the same and other outward conditions. The underlying question is simply proper attention and culture and the scientific improvement of the weed.

Superb crops of Cuban tobacco have been raised in Columbia county, from Lake City south. Mr. B. F. Moodie, an old tobacco grower living in Lake City, has sold wrappers at \$1 a pound. This Columbia county tobacco has the two thoroughbred qualities, the demands of fine cigar weed, of burning well and tasting well. Mr. Moodie averages 700 pounds per acre, and a net profit of \$140 an acre on his whole crop. This tobacco of Mr. Moodie's was declared by an expert a perfect cigar wrapper, of finest and most even color and lightest weight.

A planter near Lake City sold a 10-acre crop at a clear profit of \$1500, or \$150 an acre above all expenses. Mr.



EGGPLANTS, WINTER HAVEN, FLA.

Johnson, west of Lake City near Monticello, sold 4400 pounds from eight acres for \$1980, the cost having been \$300, leaving \$1680 net profit. Mr. Henry Carroll, of Orlando, raised the best Cuban tobacco, with leaves over two feet long, and fourteen inches wide, of silky texture, fine aroma and equal to Cuba or Sumatra product. Tobacco grown near Kissimmee brought from the Philadelphia manufacturers that bought it the statement that it was superior to Havana seed, was also a superior filler,

The last year's crop of leaf tobacco ran over 1,000,000 pounds, and brought \$300,000 to the planters, an average of \$150 an acre on the crop. There is a mine of wealth for experienced tobacco growers in Florida, whose product is used in the best New York and Philadelphia factories in place of Cuban tobacco, which it equals, costing less. The crops take nine months, and two crops can be cut. The worms are not troublesome, there is no hail or frost, there are not needed costly barns for curing or



PICKING PEAS IN FEBRUARY—ORANGE COUNTY, FLA.

and, mixed with fine Cuban tobacco, gave a superior cigar at reduced cost of production.

Around Bartow Vuelta Abajo leaf brought \$2160 from twelve acres, or \$180 per acre, and \$140 net profit per acre. Another planter there got 2400 pounds from three acres and sold it for \$720, or \$240 an acre, or net profit of \$200 an acre. Near Fort Myers in Lee county 1000 pounds an acre have been raised and three crops taken from a single field, and the tobacco, equal to the best Cuban, sold for \$1 a pound.

apparatus for heating, drying or moistening, the climate naturally curing it. An acre brings 600 to 1000 pounds, worth from \$200 to \$300 an acre, at a cost of from \$25 to \$50 per acre, giving from \$150 to \$200 profit an acre. No fertilizer is needed the first year. In Florida 8000 to 10,000 plants are set. Of the two kinds of tobacco used the Havana seed (Vuelta Abajo) yields from 500 to 1000 pounds an acre, and the old Florida speckled wrapper 1000 to 1600 pounds, according to richness and locality. In the Northern States tobacco



WINTER LETTUCE GARDEN.

averages a profit of six cents a pound, and in Florida twenty-five cents a pound. The chance for the higher profit for the same labor is something to be used. The sandy loam hammock is the best for the finer tobacco, but any good sandy loam is suitable if the top soil has no clay or lime. The best aroma in Cuba or Sumatra is from land near the sea, and lands with hardwoods are best fitted to the best tobacco.

Tobacco lands range in price from \$1 to \$10 an acre, and fine tobacco farms can be had from Dupont to Bartow, diverging off to Lake City, Gainesville, Ocala, etc., at \$5 an acre. From Tampa, by Lakeland to Sanford, the prices range a little higher. These tobacco lands are all suited to fruit and vegetables, and can be cropped every month in the year.

TRUCK FARMING.

Among the most immense possibilities of this territory, already developed to great proportions, affording large income to the lines of transportation, both rail and water, and capable of indefinite expansion, is

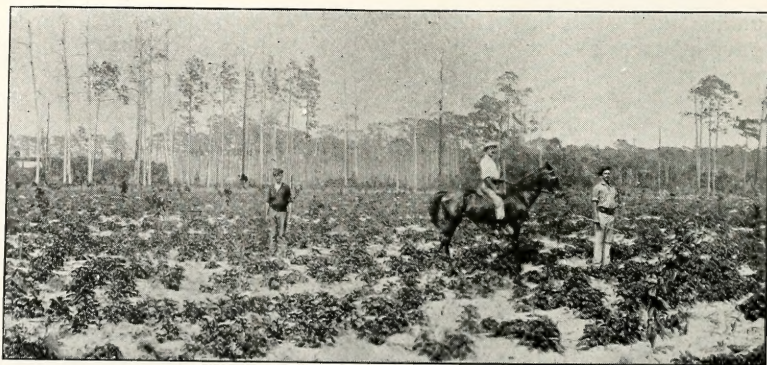
the aggregate of many truck regions.

The entire scheme of rail lines of this system is capable of truck-gardening. But, of course, the country convenient to shipping points, like the cities convenient both to sea carriage and to rail transportation, concentrate the business.

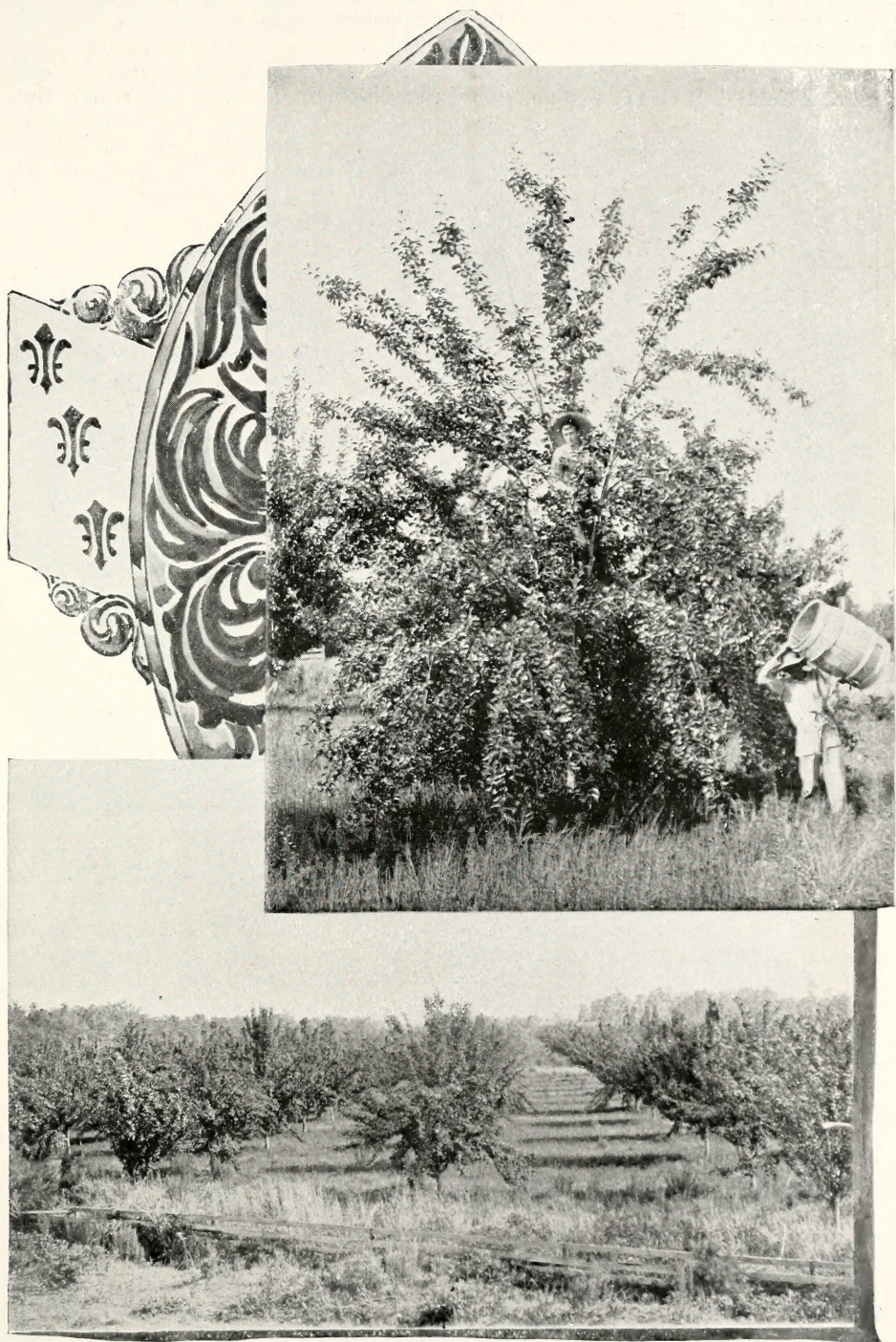
Truck-growing is carried on practically in every county of Florida, but the most favored localities for raising early vegetables are the counties of De Soto, Polk, Hillsboro, Manatee, Osceola, Orange and Hale. Georgia has many points that raise and ship truck, the most important being Savannah. Brunswick is beginning to press this industry. In Carolina, Charleston is the center of a large and growing truck business.

Savannah, the largest seaport of the Plant System, and its Southern headquarters, began this business back in 1877, when she commenced draining the swamps around her, and converted these black bogs, rich with inexhaustible fertility, into green and profitable vegetable gardens, and developed a trade in early truck for Northern markets that has enriched those engaged in it, added to her business, paid rich tribute to her lines of transportation and swelled the income of her merchants.

Savannah is the largest South Atlantic seaport, the first naval stores station in the world, the third cotton port of the



IRISH POTATOES IN FEBRUARY.



PEAR ORCHARD, THOMASVILLE, GA.

United States, and one of the three great truck and fruit marts of the Southern coast. It is the headquarters, not only of the Plant System, but of the great Central Railroad system, with



its allied steamship service, the five lines of steamers running from Savannah to New York, Philadelphia and Boston, while another line runs to Baltimore, giving Savannah a complete scheme of ocean transportation. Savannah has just had her river channel and depth of bar deepened to twenty-three feet, and the work is being pushed by the government to give her a depth of twenty-six feet.

During the season 1894-95, Savannah shipped by water alone 412,252 packages of vegetables, and Charleston, 331,316. This does not include those shipped by rail. In 1892 Jacksonville did \$23,822,168 of trade in field crops, vegetables, fruits, live stock, poultry and dairy products, the truck portion not being designated. Charleston's growth in truck business has been accelerated by the Charleston & Savannah branch of the Plant System, which ran an offshoot down to the truck region, and which has in every way fostered the development of this and all other industries. The old rice plantations have, many of them, been converted into truck farms, and have suited this new use. The soil of this rich

section is said to raise especially fine vegetables, with an unusual keeping quality.

This territory commences to supply the Northern markets with truck from December, and continues to do so until June 30th. The same crops are produced, but at different times. Lee and De Soto counties, in Florida, plant in October for a December market. Lee county, Florida, 26° to 27° latitude, Savannah, Ga., 32°, and Charleston, S. C., 33° to 34°, with Brunswick between, will give



BANANAS.

the truck farmers the choice of time of maturity.

Early vegetables, such as beans, cucumbers, eggplant and tomatoes, are shipped all fall and winter in small lots, as demand is made. Every kind of vegetable is raised in all localities. There are localities where specialties are grown. The great tomato early shipping territory and the main shipping points are Manatee river landings, Manatee county; Winter Haven, Polk county; Clermont, Orange county, and Tavares, Lake county, all in Florida. The truck regions of Georgia and Carolina around Brunswick, Savannah and Charleston, also produce equally good tomatoes and other vegetables in their season.

Polk county, Florida, in the lake region, entirely free from frost, and

where there has never been a frost to hurt, is a marvelous region for everything. The soil is a light rolling pine land. There are 100 lakes in a region of five miles. There are no mosquitoes, no sand flies, and there is no fever nor malaria. The tomato culture has grown so that in the season tomato trains of ten cars are shipped nightly. And in this phenomenal county are raised corn twenty feet high, rye, rice, oats, crab grass nine feet long, India rubber trees, conti, the Indian's bread, sago, Ota hita yams, mangoes, of which one grower shipped 1000 cases at \$4 a case, tapioca or cassava, pomegranate, melon pear or ginger, capsicum or cayenne pepper, bananas, cocoanuts and imperial pine-apples, some weighing seventeen pounds.

This superb section, called the Winter Haven Lake Region of Florida, is 170 feet higher than the average elevation of the State above the sea. Tomatoes and eggplant are the leading crops. Its fruits and vegetables grow regardless of

stuff to eat every one of the twelve months of the year. The freezes of 1886 and 1894 left the products of this area unharmed.

The culture of truck is growing very large here, as can be imagined. Tomatoes and eggplant, mostly raised, pay yearly from \$100 to \$500 an acre. Ten acres are worth more in money crops than a hundred-acre farm in the North or West. Winter Haven's mean annual temperature is 73 degrees, elevated, unrivalled in water protection, in the low latitude of 28 degrees, and has a warm sandy soil, and with immunity from frost has rapid transportation to United States markets. Not an orange tree was killed in 1894.

Mr. Dan. Joyce on Lake Howard cleared over \$500 on a half acre of eggplant. B. T. Wills on Lake Hartridge netted \$950 on seven and a half acres. P. S. Eyclesheimer on Lake Howard sold 958 crates of mangoes from 115 trees for \$2 a crate. G. E. Koplin on Lake Buckeye netted \$1180 on ten

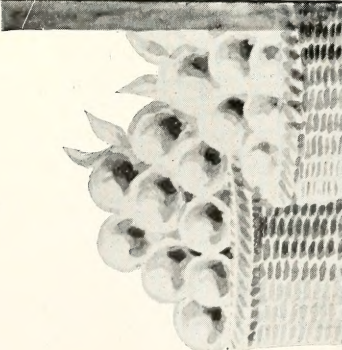
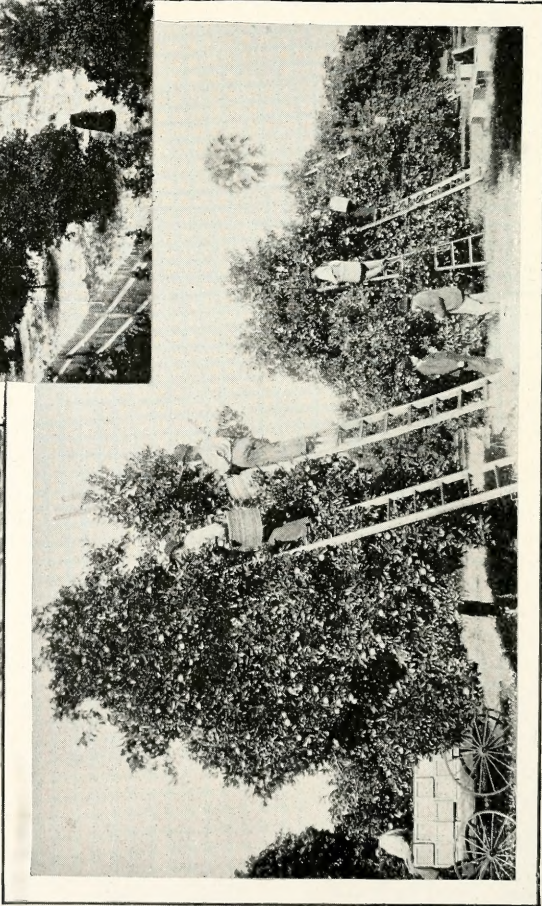
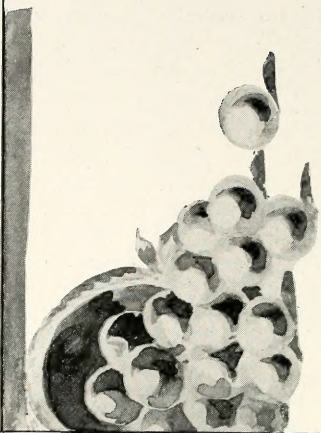
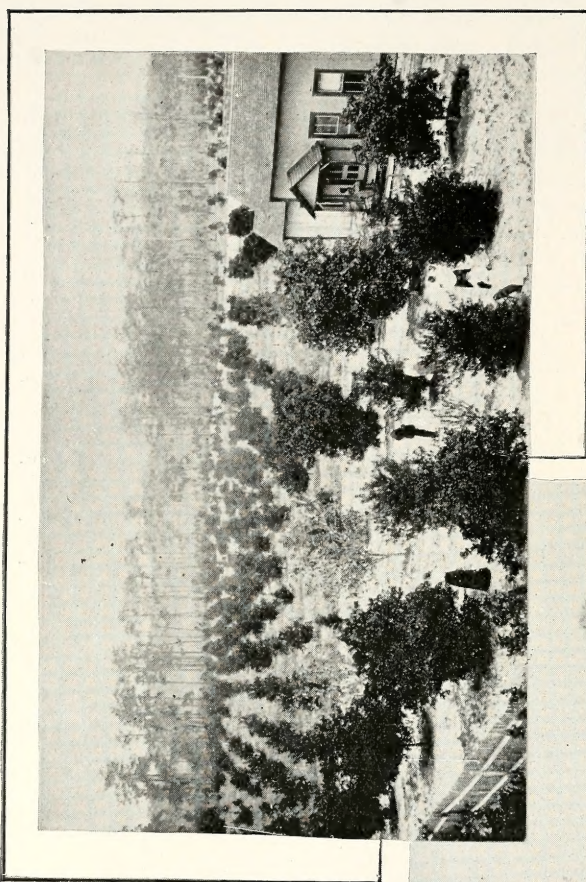


A VINEYARD TWO YEARS OLD.

season—can be planted and harvested any time—having all seasons for their own. Seed time and crop come together, showing the bounteous prodigality with which nature has endowed the region. The enterprising farmer can market

acres of tomatoes. Inman & Ponchot netted \$10,000 on eighty acres of tomatoes.

There is a large acreage unoccupied on these beautiful lakes. There are four shipping stations in the vicinity,



ORANGE GROVES.

besides the main depot at Winter Haven.

The Manatee river section is another fertile region. The temperature is generally not over 82 degrees in midday in the shade, with an average of 70 degrees with breezes. G. B. Brown netted last season \$135 on one acre of cabbage and \$1590 from six acres of tomatoes above freight and expense. R. T. and Jno. Willis cleared net \$1800 on 2000 crates of tomatoes, or \$500 net an acre of tomatoes, and \$300 of cabbage. Cucumbers, beans and peas are profitable in good seasons, but tomatoes and cabbage lead. Lands are growing in value. Land bought at \$15 an acre has been sought at \$2200 for five acres. There is plenty of cheap lands as good that bring forty bushels of corn to the acre with 2000 pounds of fodder. The work is done in the fall and winter, and the shipments made in February to April, and then gardeners take a rest or plant corn, rice and potatoes. In this section fifty to eighty bushels of rice to the acre are raised, and 200 to 600 bushels of sweet potatoes at fifty cents a bushel.

The vegetable business in Florida is expanding rapidly. In 1880 only 1000 crates were raised. Now Florida ships 1,000,000 crates a year. Truck farming has many advantages over general farming. It takes less land and brings larger profits. Lake City claims the distinction of being the pioneer in truck gardening in Florida. Her principal vegetables are beans and peas. Her onions grow to an almost incredible size. She grows and ships cucumbers, squashes, Irish potatoes, egg plant, beets and cabbage. Sweet potatoes are a universal crop in Florida. Vegetables may be planted on the same land with orange groves. The truck business of the country of the Plant System has an enormous future.

ORANGES.

Perhaps the largest single and most important, and certainly the most poetic and picturesque resource of the Plant System is its orange production. A certain romance invests orange culture that will never cease. It appeals to every sensibility. The charm of this

golden fruit enraptures vision and taste, gratifying alike the sense of the beautiful and giving a luxurious pleasure.

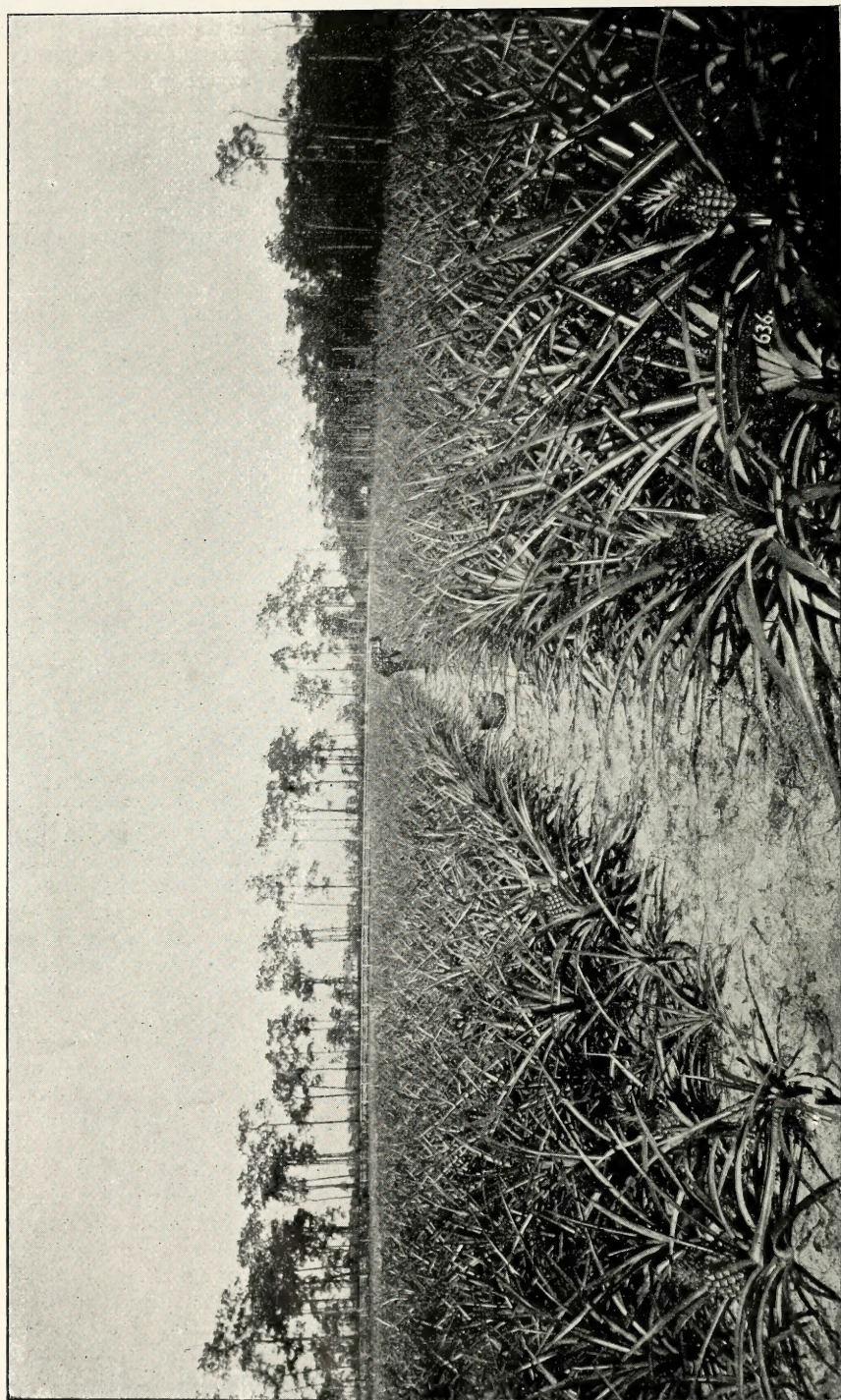
The chief orange-producing counties are Manatee, Polk, Pasco, Hernando, Marion, Orange, Lake, Volusia, Hillsboro and Sumter, while the counties of Dade, Lee, De Soto, Brevard, Citrus, Osceola and Alachua also grow this delicious fruit, as well as other counties, not largely.

The orange is claimed to be from India, and a naturalized child of America. Be that as it may, this country has become its best home. It was after 1840 that the sweet orange began its career, which was a slow one. Orange trees in Cordova, Spain, are said to be 700 years old, and in England, at Hampton Court, 300 years old.

The true home of the orange in Florida is claimed to be the central belt between the 28th and 29th parallels, where wild orange groves are found, and where the counties are which I have enumerated.

The almost uninterrupted freedom from frosts since 1835 in Florida has steadily encouraged the culture of the orange, and had a tendency to check that diversity of production that is the only wise policy for any country. Looking into the records of frosts in Florida, we see that in 1835 there was a heavy frost, a light one in 1868, a heavy one in 1886 and a killing one in 1894-95, or an average every fifteen years, and a killing frost in sixty, down to the roots. Florida was raising between two and two and a-half million boxes of oranges. This year she will raise less than 100,000 boxes. Nearly all the orange trees are sprouting out shoots from three to seven feet high; all will probably bear some fruit within two years, and a full crop in three to four years.

It is estimated that without the frost last year's crop would have been 5,000,000 boxes. But it is unquestionable that the frost was a blessing in disguise, as Florida has been driven to diversify her productions and has raised an abundance of truck and provision supply, showing that the State is fully able to feed itself independently of orange crops and phosphates.



PINEAPPLE GROVE IN SOUTH FLORIDA.

The long immunity from destructive frosts enjoyed by Florida warrants the fruit-raiser in expecting another protracted exemption, and it may be confidently expected that the great profit in orange culture will induce a continuance of extensive orange orcharding. But the diversification of products has been accomplished, and Florida may now be expected to enter upon a broader career of power, growth and usefulness.

PEARS.

This region is wealthy in every kind of fruit. In the matter of pears it is a remarkable territory. The Le Conte pear, grown more largely at Thomasville, Ga., than anywhere else, is noted for an unusual degree of exemption from that mysterious malady of the pear—the blight.

It would be difficult to conceive of a finer fruit spectacle than an orchard of stately, uniform, symmetrical Le Conte pear trees. And these comely orchards are a notable feature of Thomasville, that has a host of other attractions. The balmy air of this pine city has the very spirit of sweet, restful health in its sunny environment. It has a host of smooth, shaded and delightful rides in every direction, suburban driveways through soft forests and cultivated farms. The sandy soil absorbs quickly every vestige of an unhealthful dampness. Lovely flowers charm the senses everywhere. Modern comforts and luxuries are multiplied amid rural surroundings. Every pleasure of the hunter and of the fisherman are around. It is a centre of culture and intelligence, of active business and a social hospitality.

Thomasville is famous for its sanitary attractions and its Le Conte pears. But this pear has a right wide domestication in Florida. Ten counties grow this pear—Alachua, Columbia, Escambia, Gadsden, Hamilton, Jackson, Jefferson, Leon, Madison and Santa Rosa. There are 1500 acres bearing, and 8000 more acres of young trees. Georgia and Alabama also raise this and other pears. The Le Conte is the earliest, preceding the Bartlett ten or fifteen days. A 10-year old Le Conte pear tree will bring ten bushels a year, and an acre holds fifty trees. They sell early for sixty

cents for a three-pack crate. Allow sixty cents a bushel and we have \$300 an acre. The cost of an acre for ten years is about \$125, viz, land, \$25; fifty trees, \$5; planting, \$5; fertilizer, \$25; cultivation, \$50; fencing, \$10; incidentals, \$5. Blight has given some trouble in recent years.

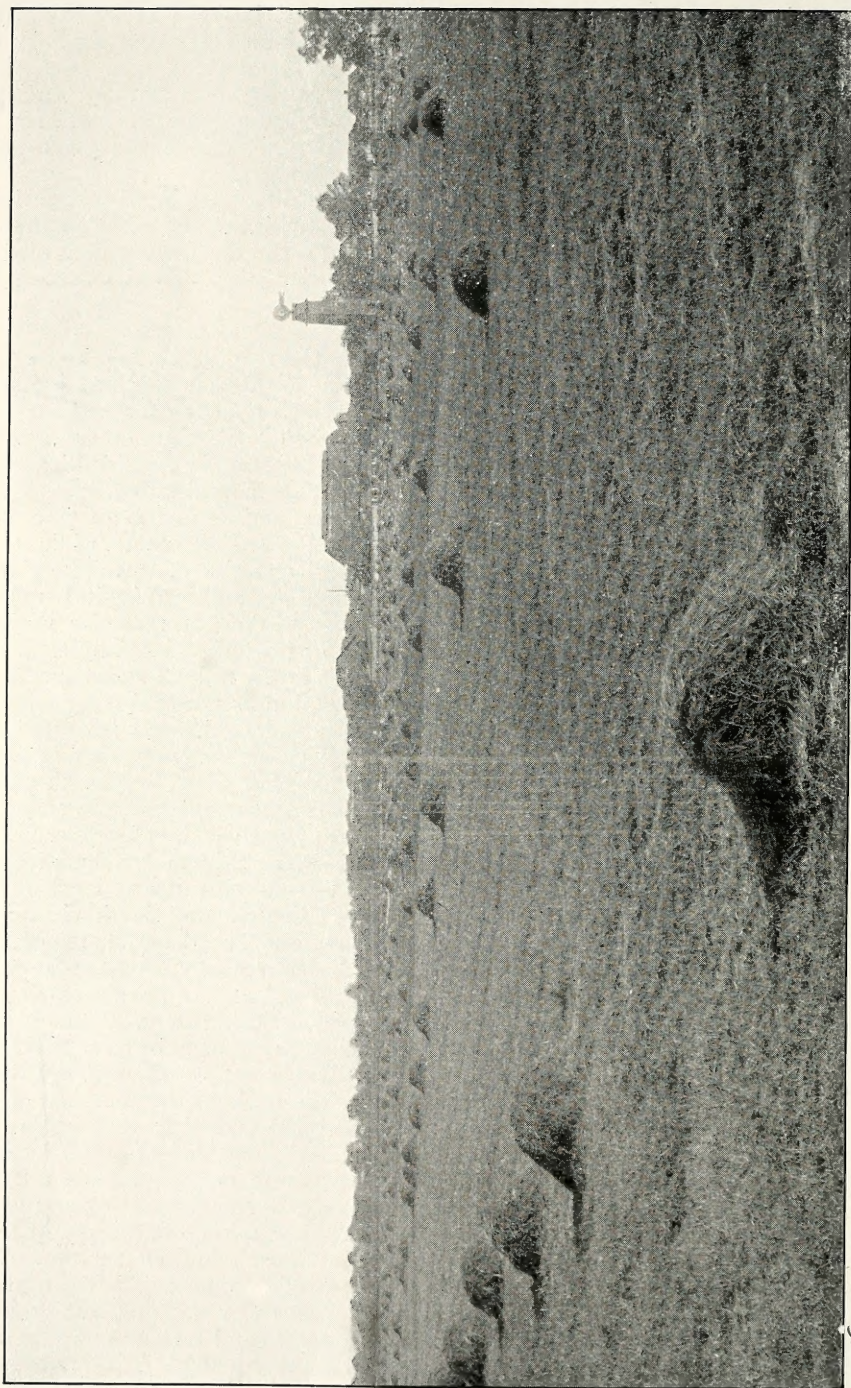
The Kieffer and Sand pears thrive like the Le Conte, and all of these seem to do better in this section than some of the finer varieties. The Le Conte is fine for drying.

PEACHES.

The Georgia peach has become famous for its lusciousness, and seems to have seized the popular taste beyond the peach of any other locality. Equally beautiful in color and large and symmetrical in form withal, it has a crisp sweetness and a wealth of juice that mark it beyond all others, while it has the solid qualities of ripening off from the parent tree and carrying its perfection of flavor to the last, that also pre-eminently distinguishes it. The California peach is lovely to look at, and perfect in shape and in its poetic shading of hues, but after its long journey from its home it develops an insipidity that is disappointing. But the Georgia fruit eats as well as it looks, and its taste surpasses its appearance which is faultless.

The Plant System has hundreds of miles of the best peach lands in the South. Central and South Georgia is now an established peach region, but Florida has recently shown its wonder-peach power, and is now developing up as a peach State, and its future in this attractive field cannot be measured. The State had a variety of excellent seedlings clear back in the memory of the oldest inhabitant, but they were not introduced outside of the locality. Among these native peaches are the Peen-to and Angel varieties, and today Florida has a very fine array of most excellent peach fruit of her own. The counties of Middle and West Florida, as well as other sections, can produce both peaches and melons as well as any part of the country. The counties of Alachua and Columbia have shown especial fitness for this delightful fruit.

It is interesting to note that the



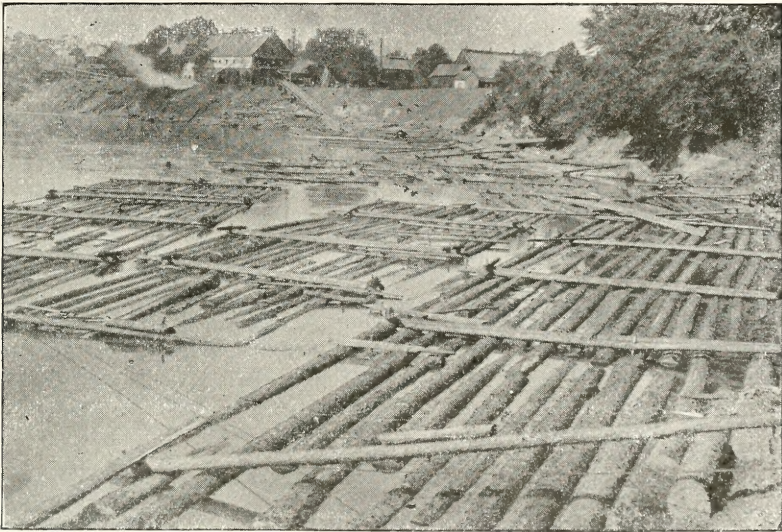
HAY FIELD IN GEORGIA.

census of 1890 declares that the South raised three-fourths of the peaches of the United States, or 27,793,106 bushels, out of 36,357,747 bushels, the product of the whole Union, and Georgia lead, producing 5,525,119 bushels, or one-fifth of the Southern production, and one-seventh of the national crop.

The most popular Georgia peach is the Elberta, a dark, red-cheeked fruit, and they are larger than the Delaware and New Jersey fruit, and confessedly more delicious. The profits of these ravishing Elbertas have been enormous. One grower, with under eight acres, sold his crop for over \$2500, or more

Georgia go three times as quickly to Northern markets as California peaches, with a proportionate saving in freight. A Georgia peach tree has been bearing for twenty-nine years. A peach tree yields some fruit the third year and a good crop the fourth year. The Florida peach reaches the market in May or June, and of course brings fancy prices.

The peach is an ideal fruit, and when fresh and ripe is absolutely healthful, and its kingdom must grow. The Plant System territory in its relations to this marvelously sweet and innocent, as well as most exquisitely beautiful



RAFTING LOGS.

than \$300 per acre. Another raiser had an acre with 100 trees, and got \$500 for the crop, and the man who bought, after picking and packing, realized a profit of \$500. One man, with a 200-acre peach orchard, received \$125,000 in four years, and netted one year \$50,000. The cost of the orchard in land, trees, planting and cultivation only reached one-fifth of the sale of a single crop. These figures seem phenomenal, but they are borne out by the facts. A man sold seven crates from one tree for \$15, which was at the rate of \$1500 an acre.

Two companies have planted orchards of 100,000 trees each. Peaches from

of all nature's products, has a bonanza of profit.

MELONS.

A notable fruit industry of this country is the juicy Southern melon, the watermelon that no other region can rival. The Plant System alone handles over 6000 carloads of watermelons yearly, each car holding about 1200 melons, or the whole carriage aggregating 72,000,000 melons.

Florida, since the freeze, produced 1000 carloads of melons that came into market ahead of the Georgia crop, and brought fancy prices. The Plant System handled 80 per cent. of all the melons raised. The Florida melons are mar-



PHOSPHATE BOULDERS.

keted in May and June, the Georgia melons in July and the South Carolina melons in August.

There were shipped last year from the seacoast of Florida, Georgia and South Carolina, 4,000,000 melons. The whole State of Georgia shipped 4500 carloads, or 5,400,000 melons, and is the largest melon State of the Union. Alabama and South Carolina rank next, reaching 2500 carloads each, 3,000,000 melons. Florida's yield is estimated by some at 1500 carloads, or 1,800,000 melons.

The whole of Southern and Middle Carolina and Georgia and the entire State of Florida, and at least one-half of Alabama, in every portion where there is a sandy soil, can raise melons. South-western Georgia and the Middle Georgia region tributary to Augusta are peculiarly the home of the melon. In South Carolina, the line of the Carolina Midland Railway, is the chief melon region, furnishing 471 of the 1100 carloads.

Florida must become a leader in melons with proper effort. Her early seasons give her an enormous advantage, as in truck. There is one practical duty that the melon growers owe it to themselves to do, and that is to make a proper organization to dispose of their fruit and avoid glutting markets, escape dishonest commission merchants, and at the same time secure the best prices.

GRAPES.

Grape culture is one of the industries, with its valuable sequence of wine-making, that has already a large foothold in the territory I am writing about,

though it is comparatively in its infancy in Florida, and which can be given an indefinite expansion. Wherever it has been tried in Florida it has been successful. In St. Johns and Duval counties flourishing Niagara grape vineyards have been successfully established. The scuppernong grape is a native of all these States through which the Plant System so imperially courses, and it is not only a delicious table grape when fully ripe, but it makes an exquisite wine, and a single vine can grow to cover a half acre, properly trellised. The difficulty with the scuppernong is that it is not a bunch grape. But the bunch grapes have been fully tested in Florida, and their successful culture with wine-making established.

At Tifton, Ga., much attention has been paid to the cultivation of grapes, and they are raised more extensively there than any other fruit except peaches. The kinds most grown there are Concord, Champion, Delaware, Niagara and Ives, and Catawba, Brighton and Moore's Early come next. Paying crops come the second year. The growing months are March, April and May, and the fruit matures in June, July and August, putting the grower in advance with certainty of good prices. Late spring frosts are rare, and there are no early fall frosts. The Champion and Moore's Early come in July 1, and the Catawba August 15. When prices fall under five cents a pound wine becomes profitable.

Some grape kinds give from 4000 to

8000 pounds an acre, and at five cents growers net from \$250 to \$400 an acre often. The Moselle vineyard gave \$269.18 net profit an acre on eight acres, besides covering care of six acres of young vines. These lands cost, including purchase money and preparation for planting, from \$10 to \$15 an acre, according to location, against several hundred dollars in Northern States. These vines at four years old yield the same as seven year old vines in the Northern climates.

In St. John's county, Fla., at Moultrie, there are fully 250 acres in grapes, the vines nearly all Niagaras, with a few White Diamonds, and over twenty vineyards in size from five to twenty acres. And wine grapes have especial attention. A 10-acre vineyard at \$45 an acre, cleared, fenced, planted, wired and in complete shape, costs \$1700, and the second year yields 1000 pounds, and the third year two tons of grapes, netting from five to ten cents a pound. First shipments often bring fifty and seventy-five cents and sometimes \$1 a pound. The third year a 10-acre vineyard will bring \$250 an acre, or \$2500.

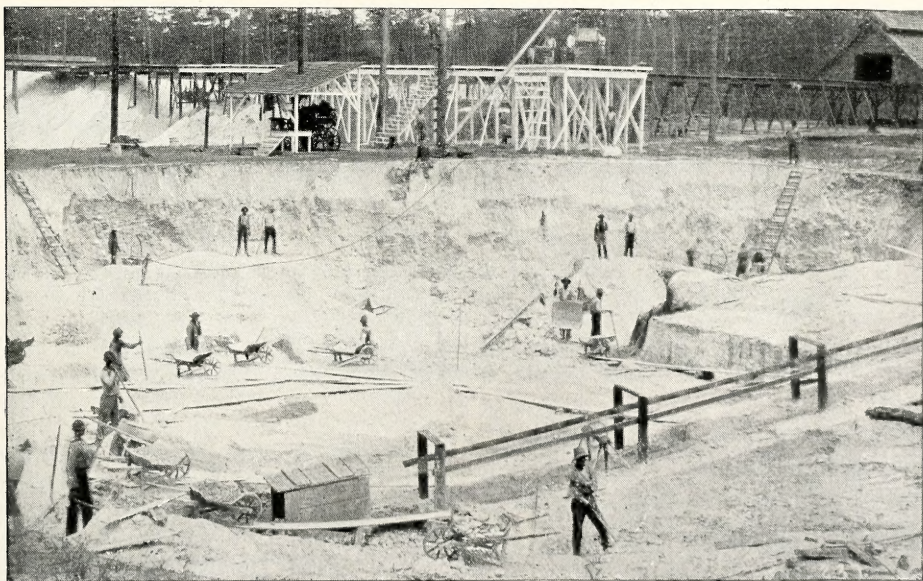
STRAWBERRIES.

Another fruit that all Florida can produce is that delightful spring product of other countries, the popular and

universal strawberry, which in Florida yields a mine of dollars to the grower. It is a curious thing that with multitudes of fine kinds in other States there is practically but one species of strawberry in Florida, the "Noonan Improved," which has driven out all of the other varieties. The Noonan is not large, and is an acid berry, but it seems to delight the Northern buyer, and coming to those cold markets in February, March and April, when the apple is scarce, it fills a big want, and transported thousands of miles it brings large prices. This Noonan yields berries amply four months, and some fruit as long as five months.

But the whole territory of the Plant System is a strawberry region, and all along the line furnishes delicious cargoes by the car and trainload. The strawberry does best on a heavy and damp soil. The sandy nature of Florida soil gives a valuable carrying quality to its strawberries. At Charleston the Hoffman seedling has much superseded the Noonan.

Land paid for and ready to harvest costs from \$150 to \$200 an acre in Florida. Well managed, an acre nets \$200 to \$300 of profit, though there are instances where \$700, \$800 and \$850 an acre have been realized. The first



MINING HARD ROCK PHOSPHATE.

season an acre brings eighty to ninety bushels, and the second year 100 to 110 bushels, though growers usually turn the plants under after the second crop. It costs about twelve cents to

exclusively in parts of Florida, clear down in the region most exempt from frost. Polk, that marvelous county, is the Florida home, above others, of this delicious fruit. The pineapple grows as



SPONGE FISHING.

carry to Northern cities. Women and children pick and get two cents a quart, and make \$1.50 to \$1.75 a day.

Charleston ships 600,000 quarts of berries a season, worth \$200,000; Savannah a little more; Florida more than doubles the shipment of any other State. The strawberry is the first fresh fruit of the year, and the demand for it is growing all over the North. The crop is a certain one to a managing grower. Early, strong, well-nourished plants resist every enemy, whether cricket, white bud, rust, cutworm or frost. And to the Northern fruit expert, skilled in the principles of tillage, and persevering and industrious, who can live for the first nine months, there is no better investment than a strawberry garden in this Southern country.

PINEAPPLES.

The pineapple grows luxuriantly and

well in this part of Florida as anywhere in the world. The pineapples of Bahia, Brazil, are revelations of juicy sweetness in a pulp as soft as an Elberta peach, but the Polk county pineapple of Florida is the equal of that Brazilian fruit, and the Florida fruit grows to a size to surpass the proportions of the charmer of Brazil without losing any of its luscious perfection. While at Orlando, Orange county, the pineapple is grown of the finest varieties quite extensively under cover, yet in the Winter Haven lake region in Polk county it is raised successfully in open field culture, and this section will become the most noted pineapple-growing territory, raising far finer and larger pineapples than any other section, being protected from cold by the great lakes. Ordinary varieties of this fruit have been grown weighing nineteen pounds. The future of this pine-

apple culture in this fortunate part of Florida is very bright and full of promise, and it opens to fruit-raisers a wonderful opportunity to make money.

MISCELLANEOUS FRUITS.

There are numbers of other fruits, especially in Florida, that invite the immigrant or any way, enlarge the settler's opportunities of both pleasure and profit. There is the cocoanut. The cocoanut palm grows quickly and is attractive, but tender to frost, and hence must be wisely located. It must be planted south of the line from the mouth of the Caloosahatchee on the west coast through east, and in this region hundreds of thousands of trees are in bearing. The guava is a valuable fruit, makes a delicious jelly, and sprouts from the root when cut down by frost. It makes a fine dried fruit, and its value is growing. The mango is another charming Florida fruit, of delicious flavor, useful, healthy, can be eaten raw or made into jellies, preserves and wine. No fruit makes more liberal returns than the mango.

acid. The sugar apple is a delicate desert fruit. The Jamaica apple is another delicate but very agreeable fruit. There are many others, as the sour sop, the cashew nut, the melon papaw, the ceriman, the mammee apple, the egg fruit, and others, that illustrate Florida's fruit wealth.

PECANS.

A large possibility in the land of the Plant System is the cultivation of pecans, which has the conditions of a great development in Florida especially. The pecan tree is slower of growth, but it has the two advantages over the orange, that it is hardy and easy to be marketed. There are some large pecan orchards in Florida. Major J. K. Russell has an orchard of 3500 trees on 125 acres, to which he is adding sixty more acres. At seven years old sixty-five trees bore their first nuts. A tree in Texas, eighteen years old, has borne for three years ten bushels, and the crop sold for \$150 each year. The trees should be planted fifty feet apart.



TARPON—ONE DAY'S CATCH

The avocado, or alligator pear, is a healthy and nourishing fruit, coming in from June to November, and sells well outside of Florida. The tamarind is a tropical fruit, that furnishes a valuable

West Florida is claimed as the section for the pecan. One-year old trees should be planted with an unbroken tap root. The true home of the pecan is where the hickory flourishes in or out



GAME IS PLENTIFUL

of water. The pecan can be budded on hickory trees. The profit in pecans is from \$100 to \$300 an acre.

SUGAR CANE.

Sugar cane is grown in all the forty-five counties of Florida, and near Kissimmee, at St. Cloud's mill, fine sugar is made, while syrup is generally a staple article of the farmer's food. In Florida cane is not injured by standing and may remain uncut until the secretion of sucrose is complete. The stalk may reach full maturity. At St. Cloud the largest yield of dry sugar per acre is 6041 pounds and 4500 is the average. One man and mule can cultivate twenty acres of cane, an acre giving thirty tons of cane worth \$4 to \$5 a ton, and the whole producing \$2400 in cane. The plant of 380 acres yields \$85,000 of sugar and \$5000 of molasses, or \$90,000 total. The sugar cane culture utilizes the swamp lands of Florida, before found useless.

GRASSES AND STOCK-RAISING.

It would take a volume to tell of the wealth of forage grasses on this remark-

able Plant System, and its consequent opportunities for stock-raising. The list is lengthy, and includes wire grass, sour grass, crab grass, Guinea grass, crimson clover, pinders, peanuts, oats, rye, corn, German and pearl millets, rice, sorghum, cow peas, scarlet clover, coffee corn, chicken corn, caindeaves, conch peas, Johnson grass, and that king of forage, Bermuda grass.

West Florida, with its vast ranges, affords especial opportunities for sheep-raising. There are many herds of from 1000 to 10,000. A Mrs. Carpenter, an uneducated woman, started with seven sheep, and has nearly 5000 from natural increase, and has sold at a single sale \$4000 worth of wool from her sheep. All the sheep-raisers report profit in the business.

The cattle business in Florida has large possibilities, but is not developed. There is a fine field for this industry. The cattle herds will run to 750,000, worth about \$7,000,000. Better bulls and more care are needed. The cattle are a scrub stock; they need grading

up. Dairying would grow. Hides, horns, hoofs, blood, hair, all represent industries of profit. Florida is near to markets. She has good natural shelter and water. Everything is in her favor, and the future of her cattle industry, with proper effort, is enormous. Florida owes it to herself to do everything to develop her cattle business and the manufactures connected with it.

LONG-STAPLE COTTON.

Still another very valuable and an exclusive resource of the region of the Plant System is the sea-island long-staple cotton. This area deals much in the production of the ordinary or short-staple cotton, but it is the almost sole producer of the famous finer cotton, the very finest raised on the face of the globe. This cotton, the ideal fibre, can only be cultivated where the most perfect climate for farming exists, and the rainfall or precipitation must be distributed uniformly throughout. The atmosphere must contain moisture, and without it sea-island cotton will not grow at all. The mere fact that this cotton grows is the guarantee that the climatic conditions for plants are perfect.

This sea-island cotton seems to be a native of Honduras. It has been raised in the United States over a hundred years, and needing a mild and maritime climate, it found what it needed on the islands upon the coast of Georgia, South Carolina and in parts of the Florida peninsula. The island of Tobago, in the West Indies, raised this cotton, but sugar-culture has superseded it. Egypt produces this cotton, but it has neither the length nor the strength, nor the fine quality of the American fibre. Brazil and India have small areas that bring a little of this grade of cotton, but the quantity is small, and the sea-island cotton of the United States is therefore without a rival.

The culture of the sea-island cotton in Florida has been very successful, but its growth has been checked by orange-culture. The counties of Alachua, Bradford, Levy and Marion annually raise the finest grades of this cotton in quality and long fibre, and it is

raised in other parts of the State.

Florida sea-island cotton took the gold medal over all competitors at the Paris Exposition, and the staple raised in Florida is capable of being converted into thread that makes beautiful lace.

The business of 1894-95 in sea-island cotton was 74,628 bales, and the receipts at Savannah were 63,797 bales; Charleston, 5,383 bales; Fernandina, 1,541 bales; Jacksonville, 2,435 bales, and Brunswick, 903 bales.

And of the crop of 74,628 bales, 40,744 went abroad, (35,033 to England,) and 33,884 were used in America.

The largest area of culture of this best of cotton is on the Georgia islands. The finest opportunity is open for this long-staple culture, especially in Florida. The best cotton of last year sold at 32 to 35 cents a pound, or four times the ordinary cotton.

LAND FREE.

The Plant System has an immense body of land, lying in every part of the State, amounting to 1,100,000 acres, and embracing land for every kind of crop and every use, and with many large portions suitable for colonies of every size, out of which it does not wish to make money, but upon which it desires to locate people, to develop the country, and furnish passengers and freight to the railroad.

The Company will give to every head of a family or individual forty acres, with the privilege of buying forty acres more adjoining at a cost of \$1 to \$3 an acre, and he can have an option of three years on the land for its exclusive purchase. In other words, he can get forty acres free and buy forty more lying by him, which no one else can buy during the three years. And if he has children of age each one can get forty acres free, with the privilege of buying forty more. Of course, one must be an actual settler and improve the land.

The general land agent of the Plant System in charge of this valuable land is Col. D. H. Elliott, whose headquarters are at Sanford, Florida, and who will answer all enquiries for information. These lands are in every part of the

State and embrace every kind of production, every resource and means of profit.

MANUFACTURING.

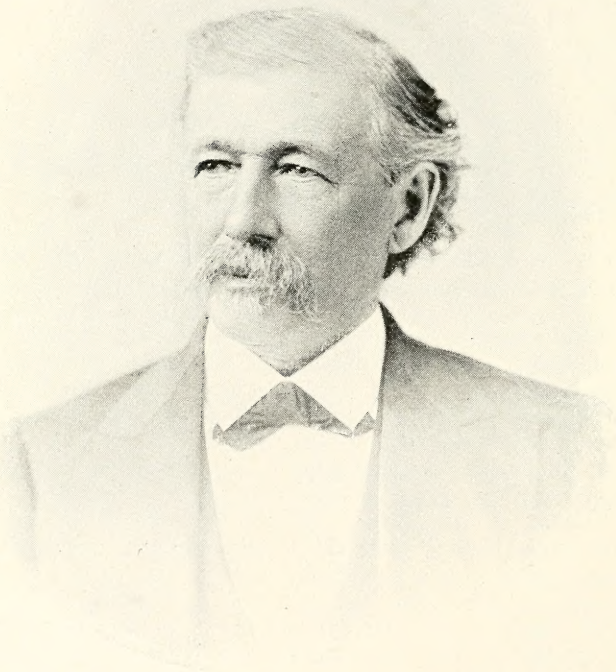
This opulent section of the South possesses a wide range of raw materials for manufacturing, and offers alluring opportunities for industrial and business pursuits and for investment and development operations.

WATER-POWERS.

A very large portion of the States of

Brunswick & Western Railroad; 6000 horse-power on the Withlacoochee river, at Valdosta, Lowndes county; six water-powers of several hundred horse-powers each on the Ochlokonee river and Barrett's creek, near Thomasville, Thomas county; one of the finest water-powers in the South on the Flint river, at Albany, the head of navigation.

These water-powers aggregate 100,000 horse-power if utilized in various places. Southeast Georgia has an abun-



HENRY B. PLANT.

the Plant System raise upland cotton and have many cotton mills.

In Southeastern Georgia there are some valuable water-powers.

There are waters at Blackshear, Pierce county, Ga., eighty-eight miles South of Savannah; 2000 horse-power in a fall of forty-five feet on Albaha creek; 20,000 horse-power in a fall of seventy-three feet on Satilla river; a good water-power on the Allapaha river, near the

dance or intelligent and excellent white labor, and sea-island cotton is largely used for fine yarns and sewing thread.

TIMBER.

Among the best natural endowments of the four States that pay tribute to the Plant System is their timber wealth. These commonwealths are especially rich in the yellow pine. The two States of Florida and Georgia have perhaps more of this valuable yellow pine than

any others, and this is the basis of the enormous naval-stores industry, in which Georgia leads.

A considerable part of Florida is covered with yellow pine, and the finest bodies of this great timber are found in the counties of Suwannee, Columbia, Bradford, Alachua and Levy, with large areas in Madison, Hamilton and Baker. The South ships yearly 400,000,000 feet of this lumber.

Florida has cypress in great quantity, that ranks next to yellow pine. Cypress makes the best shingles, less affected by dampness, and is superior for boat building and tubs, as well as for bridges, wharves and work exposed to weather. Lead-pencil wood is mainly Florida red cedar, and is obtained in the swamps and low hammocks of Levy, Lafayette, Citrus, Hernando and adjoining counties. The value of the cedar sent from Cedar Key is \$1,000,000. Europe gets 25,000 cedar logs yearly of this. The Gulf hammock has 250,000 acres of hardwood hammock, the finest in the State, and Marion, Aachua, Hernando and Lafayette counties have great hardwood forests.

Florida is peculiarly rich in woods. It has 200 woods, or 47 per cent. of all the varieties in the United States, and one-half more than can be found in any other State.

Brunswick, Savannah and Charleston are all large lumber markets. Brunswick exports \$3,000,000 worth of lumber, including 225,000,000 feet and over 1,000,000 ties. Charleston exports 75,000,000 feet of lumber, and Savannah 118,000,000 feet. We thus have from these three ports the total of 418,000,000 feet of lumber exported.

It is doubtful if any other four States of the Union do the amount of lumber business, and as varied a business as these four commonwealths. The saw mills and wood factories employ vast numbers of hands and engage an immense capital. The main export of lumber that goes to the South and Central American countries goes from these States.

The range of uses for the woods of this remarkable region is inclusive of the important things of the world. They

embrace cabinet work, furniture, ship and boats, cooperage, carriages, wagons, wheel stock, farm implements, plane stocks, tool handles, ox yokes, saddle-trees, woodenware, baskets, broom handles, wooden shoes, gun stocks, machinery bearings, engravers' blocks, shoe lasts, shuttles, levers, tobacco boxes, paper pulp, floats, oars, pencils, canes, piles, ties, tanning barks and medicinal barks.

The manufacture of wood alcohol from this pine wood is an exceedingly profitable industry.

PHOSPHATES.

For a long time South Carolina was the chief phosphate source of supply on the habitable globe. But Florida came to the front and contested the Palmetto States' lead as a phosphate supplier. The Plant System now includes both in its magnificent territory.

Charleston is the headquarters of this industry in South Carolina. This beautiful city has been a business leader in the South, and holds today her eminent position. She has been from her earliest history a great ocean port, doing a large sea traffic with foreign countries and with the great ports of the United States.

Charleston has always been distinguished for her financial solidity. Her banks are among the most carefully conducted financial institutions in the Union, and unsurpassed anywhere for safety and sound monetary conservatism. And this strict and reliable spirit has marked her mercantile concerns. Her enterprise has been demonstrated signally by her undertaking the manufacture of raw phosphates into commercial fertilizers by hosts of factories. She has been the most extensive maker of fertilizers in the world. South Carolina has twenty-nine fertilizer mills and Charleston owns seventeen of them. Carolina has eighteen land and twelve river companies mining phosphates, and Charleston has fifteen of the first and five of the last, or twenty out of thirty companies.

Charleston has now secured twenty-three feet of water depth over her bar, which will admit large ships, and a depth of twenty-six feet is sure in a very short time. Charleston is a great cotton, rice and truck mart, as well as the first place



COL. B. W. WRENN

for fertilizer manufacturing and one of the great phosphate centers.

The discovery of the inexhaustible phosphate wealth of Florida created an overwhelming interest and drew capital immediately. It stirred Florida through its whole extent. It has been but six or seven years. Hon. John F. Dunn, of Ocala, seems to have been the pioneer and the instrument of the remarkable discovery of such overwhelming value, not only to Florida but to the whole country. Great companies have been organized and the phosphate area steadily disclosed and developed. The industry grew until it is assuming vast magnitude, and yet it is but in its infancy. No manufacturing into fertilizers to speak of has been done in Florida as in South Carolina, but the step is being earnestly mooted and factories are organizing, and the

making of commercial fertilizers with the raw phosphate right at hand will give soon to this State its home control of this tremendous business, and be a source of immense trade and profit to the State.

The world uses about 2,000,000 tons of mined phosphate and of this amount Florida furnishes 600,000 tons and Carolina 450,000 tons in round numbers. Carolina makes over 325,000 tons of commercial fertilizers, while Florida has not yet begun this necessary and valuable manufacturing business, but is entering upon this great line of industry and income. The highest shipments of phosphate have been as follows: Charleston, 337,791 tons; Beaufort, 136,408 tons; Fernandina, 166,308 tons; Port Tampa, 165,289 tons; Brunswick, 60,592 tons; Punta Gorda, 118,508 tons; Savannah, 67,877 tons.

In 1894 there were 1,600,000



B. DUNHAM,

General Superintendent of the Plant System.

tons of fertilizer and the material for them made and consumed in the United States.

Examining the map of Florida the reader can trace the area of the phosphate beds, so far developing. Starting in Suwannee county above Belton we go south taking in parts of Lafayette, Columbia, Alachua, Levy, Marion, Citrus, Hernando, Hillsborough, Polk, Manatee and De Soto counties. The hard rock is found in the upper and the pebble in the lower counties. There are over 100 companies and individuals working that number of mines, and all of these plants are equipped with washers, dryers and other appliances.

The highest grade phosphate in the world is found in Florida. The De Soto county pebble phosphate mines along Peace river and its tributaries have the largest deposits of pebble phosphates known, and the largest pebble phosphate mining plants anywhere. There are also deposits in the Myakka and Caloosahatchie rivers.

Punta Gorda is the shipping point for this phosphate mining region, and is the germ of an important city. It is the most southern railway terminus in the United States and the most accessible point of commerce from the West Indies, Central and South America and the Pacific trade that will come through the Nicaragua canal. Its bar is $21\frac{1}{2}$ feet deep. The Morgan line of steamers touch there weekly, and a number of local lines. Punta Gorda is only seven years old. Some twenty-five phosphate companies ship their pebble phosphates through Punta Gorda, and this business developing into millions of tons will make the place grow to populousness and wealth. It is a point for the tarpon, turtle and sponge fishing also. In winter the population runs to 2500.

The shipment of phosphate is running beyond the 100,000 ton mark from Punta Gorda. Brunswick ships much of the Florida phosphate. Fernandina is a large shipping port. The percentage of fertilizing element in the Florida phosphate is higher than in any other, and in the highest grades goes to over ninety per cent. against sixty to seventy

per cent. in others. This larger grade of value with the greater ease of mining gives to Florida phosphates an advantage, that added to the inexhaustible quantity, when the amount of other sources is limited, assures the supremacy of Florida in this industry for all time.

This phosphate industry and the fertilizer manufacture together present a great chance for capital.

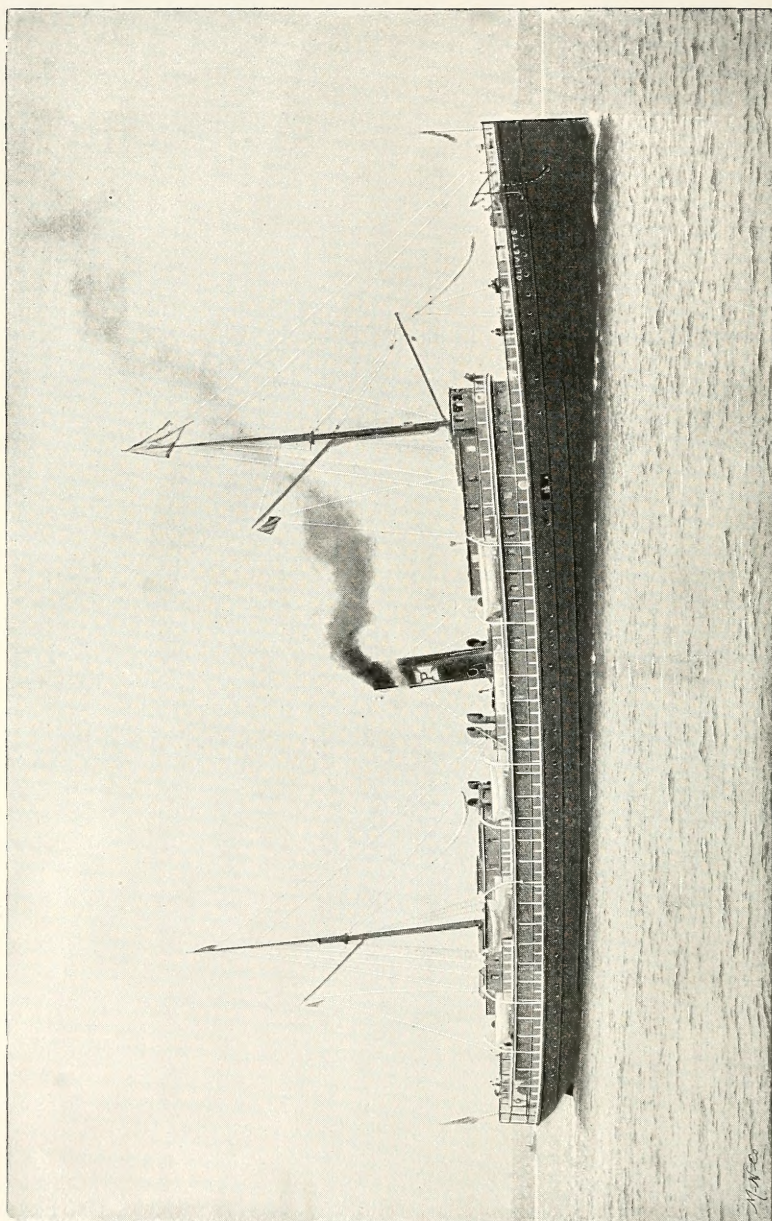
The sponge fishery is peculiar to Florida. It is a unique industry and a profitable one. Key West is the corner stone of this poetic fishing, which only became an industry as late as 1853, though before that it had been done there in a primitive style. Now there are 200 vessels engaged in sponge fishing at Key West, employing 1500 men and bringing half a million dollars revenue; thirty vessels and 300 men at Apalachicola; and a few at St. Mark's in Wakulla county.

THE SPONGE INDUSTRY.

The sponge beds extend 900 miles from Apalachicola to Cape Florida, one to eight fathoms deep and from half a mile to twenty miles from the coast. The area covers 20,000 square miles of water. The fishing is simple. A pole one and a half inches thick and from six to fifty feet long has a hook on it and pulls the sponge up. Some sponges are six feet around and fifteen inches thick. They are dried in the sun from one to two days until they die, when they are thrown into the water for two or three days, pounded, and again put into the water until the animal matter is removed, when they are strung up in bunches of eight or twelve to dry, sold to bidders and the money divided equally between the ship owner and the captain and the crew. They are pressed in 500 pound bales and shipped.

The varieties of sponge are the sheep's wool, the yellow, the grass, the velvet, and the glove sponge, the first selling for \$2 to \$2.25 a pound, and the others at 75 cents to \$1.50. Cedar Key is near the center of the sponge reef, from which \$750,000 of high grade sponges are taken.

This sponge industry is capable of



A PLANT SYSTEM STEAMSHIP.

much larger expansion, and the sponge supply seems inexhaustible.

FISHERIES.

While the sponge fishery is one of the exclusive resources of Florida, the fish and oyster industries belong to the entire coast region of this area, and are well developed and profitable and growing. Florida leads in the fish business, but not in the oyster trade, in which she has vigorous rivalry all along the line.

But her fish matters are superior. Both the west and east coasts of Florida furnish large fishery interests, but especially West Florida. And the fish and oyster interests are both growing. The rivers, too, are theatres of fish taking, particularly the St. Johns, which teems with a great variety of fine fishes, such as perch, mullet, trout, black and channel bass, bream, sheepshead, red snapper, black fish, grouper and others. White shad run here in December, and a hatching-ground has been established. Northern fishermen come out in the fall and winter, and send back fish in ice to Northern markets. Oysters are found, good and many, at the mouth of the St. Johns.

Florida has a coast of 1200 miles, and bays, lakes and streams innumerable. Settlers can live largely on fish. Big fishing industries are of recent origin—only about twenty years old. The leading fisheries are for pompano, red snapper, grouper, mullet, Spanish mackerel, turtle. The choicest are the pompano, blue fish, sheepshead, Spanish mackerel, channel bass and sea trout, caught mainly with seines, like mullet.

The pompano is a prince of fishes, and is caught in small schools in shoal water along the sea beach, where it feeds on shell fishes. Scarce, it brings sometimes \$1 each, dropping to five cents. Largest, it weighs six pounds, but averages one and one-half pounds, and poorer qualities go to twenty pounds. The pompano is shipped from Tampa Bay, Jacksonville, Cedar Key and Pensacola. Spanish mackerel comes into shoal water occasionally in reach, and is caught in seines and gill nets, and brings good prices, as it

cannot be economically caught in deep water, where it is plentiful for several months. The biggest fishery is of the mullet, not the most valuable commercially, but a good food, from one to five pounds large, and caught in the fall months' schooling. Great quantities are taken by seines run around the schools, and the majority salted, but many shipped in ice. The mullet roes are saved and lightly salted and dried. The best stations, south of Tampa Bay, on the southwest coast are worked for Havana. North of Tampa Bay the catch is sold in Florida, Alabama and Georgia. The mullet is available all the year. Salted, it approaches the Northern mackerel.

The groupers were the valuable fishery of Florida, and caught mainly at Key West, with a market in Cuba, until the Cubans broke it up fishing themselves, and put heavy duties on United States fishing vessels. The grouper and red snapper are caught with hook and line, but pressed in "wells" or ice. The red snapper trade has Pensacola for its headquarters, and the best grounds are between Pensacola and Cedar Key. A boat of five to eight tons, with three to eighteen men, catches in a week or ten days 500 to 4000 fish of 2000 to 30,000 pounds. This red snapper industry is growing, and will become the first fish industry.

The blue fish destroys the nets and does not bear handling and transportation well. Sea trout, sheepshead and channel bass, or red fish, are caught chiefly in lagoons on the grassy bottoms and in the bay waters. The bass is an inferior fish, and the trout and sheepshead are not found much in schools. Florida has three fish commissioners to encourage fish culture.

Very fine fishing is found in the Suwannee, Wacassassa and Withlacoochee rivers, the Wacassassa leading. No record of Florida fish is complete without mention of the famous silver tarpon, the very king of fishes. Punta Rassa, at the mouth of the Caloosahatchee river, Charlotte harbor on the gulf, is the tarpon sportsman's paradise. The fun is glorious. A stout bamboo bass rod, a No. 15 line, an 800 feet reel of

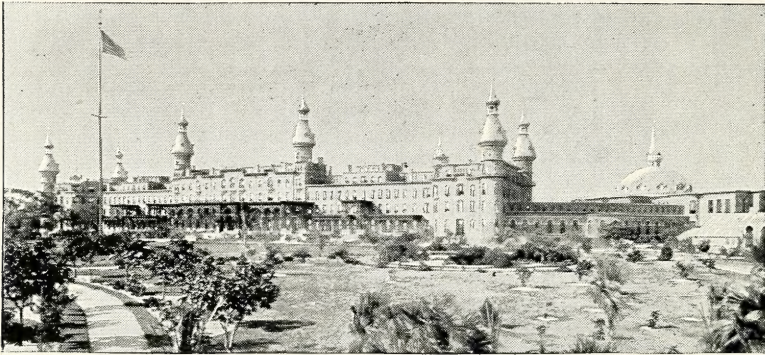
line and a half-pound chunk of mullet for bait, are the weapons. March and April are the good months. With the bait swallowed the tarpon rushes to the surface and with a great leap flashes in the air in silvery bulk, and then comes the long and furious chase. Often it is a battle of three-quarters of an hour or longer to secure a 150-pound tarpon, and a thrilling victory.

At Cedar Key the fish catch goes to

oyster possibilities of Florida are unlimited.

MISCELLANEOUS INDUSTRIES.

Among the valuable specialties of Florida are natural paint pigments such as red ochre, yellow ochre, kaolin, whiting, &c., very abundant in numerous places. The manufacture of oils for all purposes, but particularly for varnish and paint manufacturing, is very large, and capable of indefinite expansion and



TAMPA BAY HOTEL.

\$150,000 a season. And the oyster industry here is important. The finest oysters on the gulf coast are found here, and thousands of barrels are shipped to all parts of the country. It is estimated that there are 15,000 square acres of edible oysters in Florida. They occur in salt and brackish waters in the bays. Apalachicola, Cedar Key, Jacksonville, Pensacola, St. Andrew's Bay and Tampa, are the principal oyster markets. Apalachicola does a thriving business in canning its excellent oysters. The Cedar Key oyster is noted for its delicacy of flavor. The beds are large and constantly extending. The green turtle industry is a big one here, and the turtles are shipped North.

The oyster tongs are used, and two men can gather and prepare from ten to fourteen barrels a day. Over 150 barrels a day are shipped from Cedar Key. These oysters have been shipped for fifty years. Every coast town in Florida does oyster business. At Tampa hundreds of barrels are taken daily at a cost of seventy-five cents a barrel. The

profit. Rosin oil can be made at six to ten cents per gallon and with lime soap forms the basis for lubrication compounds, car grease, printer's ink, cheap soaps, shoe blacking, &c.

Fuller's earth is another product that has been found in immense beds along the Savannah, Florida & Western Railway branch of the Plant System near Wigham, Georgia. The analysis shows that it is a very pure silicate of aluminum. Beds twenty feet deep and covering many acres have been discovered, but the territory has never been systematically prospected.

Fuller's earth is only found in one or two localities besides Florida and Georgia. Beds of impure Fuller's earth were discovered near Gainesville, Fla. It is extensively used by dyers, as it has the faculty to de grease cloth by capillary absorption and is alone in this quality.

NAVAL STORES.

Still another industry, in which there is an overwhelming majority of its business done in the territory reached by the Plant System, and whose transpor-

tation is more done by it than by any other road, and in illustration of which the vast wharves of the System at Savannah, covered with tens of thousands of barrels, constitute a massive object lesson, is that of naval stores. As has been stated Savannah is the first naval stores market of the whole world.

The yearly output of naval stores in the South is two million packages; 400,000 barrels of turpentine and 1,600,000 of rosin, that weigh 500,000 tons and take 40,000 cars to move, or 2000 trains of twenty cars each. The freight is fifty cents a barrel, or one million dollars to the transportation lines, and to this add half a million for supply freights and passenger fares. The stills and labor represent five million dollars capital and eighty-four million trees are bled to get this stuff, and 35,000 hands work. The wages will make five million dollars. The product is worth \$10,000,000. Savannah does three-fourths of this trade.

The waste from the turpentine operations is made into lampblack, which is largely used by paint manufacturers, and the profit of the lampblack is very considerable, and it is an inviting field for investment. Savannah and Walthourville, Ga., and Wilmington, N. C., have each a lampblack factory burning turpentine still waste, and turning out six tons of lampblack a month, worth 6½ cents a pound at the factory.

CLIMATE AND HEALTH.

This region combines the best attractions of healthful living and the remedial atmosphere for deadly disease, with a climate more salubrious and nature kinder than elsewhere. It invites those who are tired of cold weather and hard times to come and be comfortable and earn an easy living, to come where winter brings oranges and strawberries in the place of blizzards, and vegetables instead of icicles; where there are no blistering deserts without shade, or wearying nights of sultry heat, and no cyclones, but instead of these terrifying destructives ocean-tempered breezes; where half a year of radiant Junes join hands with fruitful Octobers.

The primal point in Florida's rich category of claims is her healthfulness.

She is the unquestioned sanitarium of the whole western hemisphere, and unequalled in the world. The Plant System covers much of this unmatched health resort, and includes others in Georgia, Alabama and South Carolina.

Florida is pre-eminently a health paradise, and its entire territory nearly possesses the charm of salubrity. Its health supremacy is undisputed and undeniable. The death rate in Florida is only one in 1447, against one in 254 in Massachusetts, 315 in Maine, 473 in New York, 462 in Pennsylvania, 579 in Illinois and 755 in Minnesota. In cases of a malarial character, as remittent fever, Florida shows one death in 287, while the North of the United States shows one in 36; the middle States one in 44; California one in 122, and New Mexico one in 148.

Scientists declare that peninsulas are the favorite residence places of mankind, and have always been so on account of their genial atmosphere, balmy air and generally delicious and uniform climate. On peninsulas the air from the sea is dried by the heat of the land without the warmth being intensified. And where a smaller peninsula is attached to a larger one, there is material modification of temperature.

The Florida Peninsula is unique in its unrivalled superiority over all other known peninsulas. It has to a greater degree of excellence the invigoration of the famous maritime climate that belongs to the Mediterranean coast, so noted for a rare purity and dryness of atmosphere, and it confessedly surpasses that delightful temperature. Then the gulf coast, in particular, of Florida attracts alike invalids, tourists and sportsmen by its equable and exquisite climate, that is modified by the passage of the Atlantic winds over the land.

The Gulf of Mexico has a basin larger than the State of Georgia, called "Sigsbey's Deep," over 13,000 feet deep, and it is a significant fact that the surface water of the gulf is nine degrees warmer than the surface water of the Atlantic ocean in the very same latitude. There is some physical effect in these conditions. Many solutions are offered for the difference of climate in the same

latitude. And the gentler equability of climate at Tampa lead the wise founder of the Plant System to locate his magnificent hotel, mainly used by invalid tourists, at this point. It has been found that the changes of temperature here are less sudden and severe, and there is a largely less liability to colds than at other points less protected.

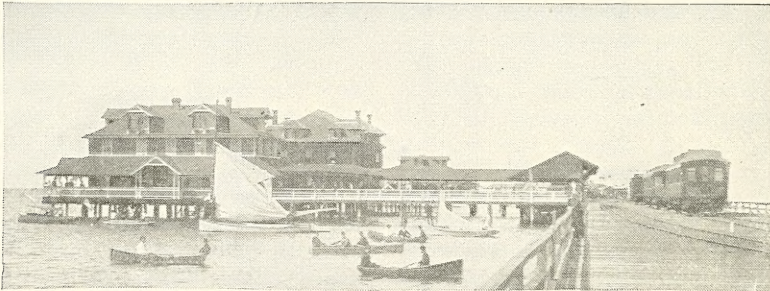
Upon the lines of the Plant System are hosts of delightful winter resorts, equipped with superb and modern taverns, in charming localities, among hospitable people, under the sweet and fragrant atmospheric influences that make the Florida climate the rapture of delicate throats and feeble lungs, surrounded by tropical enchantments of scenery and vegetation, with unlimited sport in fishing and hunting, and with every comfort and luxury of travel and living.

Jacksonville, St. Augustine, Sanford, Winter Park, Orlando, Palatka, Winter Haven, Tampa, Port Tampa, Suwannee Springs and others invite the tourist.

The Plant System is especially affluent in attractive resorts, both summer and winter. Charleston has her Sullivan's Island, Summerville and others. Savannah has Tybee Island, Bonaven-

of the South and the terminal of an extensive ocean navigation to and from every part of the world, as well as famous in initiating at Fort Sumter the recent American Civil War, the greatest revolution of all history, the System includes the other South Atlantic seaports down to the Gulf. Tributary to it is that bright young port of Port Royal, South Carolina, a headquarters of naval operations during the war, now operating a successful direct trade steamship line to Europe, and especially distinguished as having a large commodious government ship dock, just completed.

The main offices of the Plant System are at the next great seaport on its line—the old and beautiful city of Savannah, Georgia, equally historic with Charleston, the romantic spot alike of revolutionary event and of momentous civil war incident. Oglethorpe founded the noble commonwealth of Georgia in this exquisite city; it was the theatre of one of the dramatic sieges of our war for independence, and it ended Sherman's famous march to the sea in the last struggle. And no city has more relics and chronicles of interest for the student and tourist.



PORT TAMPA INN.

ture, Thunderbolt, Beulah and others. Brunswick is imperially endowed with ocean islands, three of them, St. Simons, Jekyll and Cumberland, forming an irresistible trio of sea attractions unsurpassed anywhere.

The System includes the most historic cities of the South.

Beginning at Charleston, South Carolina, the very oldest and from the first one of the most powerful trade seaports

The System then takes in the picturesque seaport of Brunswick, Georgia, with its land-locked harbor, one of the finest on the whole Atlantic coast, and that has for a half a century localized on the place the fame of becoming the chief port of the South Atlantic. This city has a rare environment of sea island resorts where the fashionable folk flock, the Southerners in summer and the Northerners in winter.

Jacksonville, Florida, the gateway to the great orange and health State of this Union, and its chief port at the mouth of the poetic St. John's river, one of the popular sanitary cities of the continent, with its lavish equipment of elegant and modern caravansaries for tourists, is the central point of this railway scheme.

On the Gulf, the young municipal giant, Tampa, and its potential auxiliary, Port Tampa, is the main West Florida key to this superb system, and enjoys the supreme distinction of being the foremost cigar manufacturing point of the United States, the central point of the enormous phosphate industry of Florida and of the orange region where the orange crop escapes the destructive frost and the pulmonary invalid defies the sudden cold. From Port Tampa radiate out the fleet of splendid steamers that cull traffic from the teeming West Indies, while a line to Mobile, the chief seaport of Alabama, puts Florida in water touch with the colossal coal and iron resources of that richly endowed State, and Montgomery, historic as the provisional seat of government of the Southern Confederacy, is the Western end of the rail part of the System.

The Plant System is rich in wonderful springs in Florida, and among them are valuable medicinal and mineral springs. Among these the "Silver Spring," in Marion county; Wakulla Spring, sixteen miles from Tallahassee, where a dime can be seen 180 feet down; Blue Spring, Volusia county; Newport Springs, on St. Mark's river, Wakulla county; Hampton Springs, Taylor county; White Sulphur Springs, Hamilton county; Green Cove Springs, Clay county, and last, and loveliest of all, Suwannee Springs, in Suwannee county.

WHAT IS THE PLANT SYSTEM?

And it may be asked not unnaturally: What specifically is this great Plant System about which we hear so much, and whose lines of railway traverse a territory of such infinite resources? What is its history? Who are the men at the head of it?

The comprehensive aggregation known as the Plant System is a

union of railroads, hotels and steamship lines under one ownership and management, comprising in Florida, Georgia, Alabama and South Carolina 1941 miles of railway constructed, equipped and managed to meet the most exacting needs of passenger and freight traffic; three hotels in Florida, one of them ranking with the most splendid and luxurious hotels in the world, and the other two surpassed by few in all that ministers to physical comfort and well being, and a number of magnificent ocean steamships and fine coastwise and river steamers.

The rail lines include the Charleston & Savannah, between these cities, 133 miles; the Savannah, Florida & Western, 562 miles; the South Florida Division, 327 miles; the Brunswick & Western to Albany, 171 miles; the Alabama Midland, 235 miles; the Silver Springs, Ocala & Gulf, 66 miles; the Sanford & St. Petersburg, 152 miles; the Florida Southern, 247 miles, and the St. Johns & Lake Eustis, 48 miles,—total, 1941.

The steamship service consists of three branches:

The first is: The Port Tampa, Key West & Havana line, 360 miles; Port Tampa & Mobile line, 360 miles; Port Tampa & Manatee River line, 35 miles; Port Tampa to Caloosahatchie river, 126 miles, and Port Tampa to St. Petersburg, six miles—total, 887 miles.

The second branch of the steamship service is: The Canada, Atlantic & Plant Steamship line—Boston to Halifax, 389 miles; Boston to Charlottetown, 646 miles—total, 1035 miles.

The third branch is: The People's Line—Chattahoochee River, 223 miles; Flint River, 36 miles; Apalachicola River, 137 miles—total, 396 miles. Aggregate steamship service, 2318 miles.

The Plant fleet has its diminished traffic in the summer season, and with consummate business sagacity and enterprise the founder has put his ships, in their release from their active winter campaign, to attending to the summer traffic and travel between Boston and the cool region of the Newfoundland—a masterly move.

The Plant System started in a small and feeble nucleus of lifeless and un-

profitable railways that seemed hopelessly perishing in a country unable to support them. The old Gulf Railroad, a round-about line from Savannah to Jacksonville, linking Georgia and Florida by a seacoast-passage railway, was the basis. Another line was the Brunswick & Western, tapping rich Southwestern Georgia. These roads were run down from inanition and were poor apologies for progressive transportation. They had rough roadbeds, sorry tracks, weak equipment, slow schedules, and eked out a sluggish life.

In this bad fix the man came along whose keen vision saw rare possibilities for development in the unpromising situation, and a marvelous field for wise

he is the president and the master spirit.

Mr. Plant began his important railroad career in 1879, some sixteen years ago, when he, with others, bought the Atlantic & Gulf Railroad of Georgia and organized it into the Savannah, Florida & Western Railroad, of which he is still president. He bought in 1880 the Savannah & Charleston Railroad, and reconstructed it under the name of the Charleston & Savannah Railway, and created the Plant Investment Co. to handle these properties. He has developed them into the present comprehensive and magnificent Plant System, which is a monument today to his genius. Mr. Plant has put himself among the foremost leaders of the time in great



THE SEMINOLE INN.

investment of his capital, gathered in great enterprises.

A plan began steadily unfolding, consummately conceived and executed, broadening yearly, inviting co-operative money, brain and energy, and expanding its utilities until the harvest is grand and beneficent enough for any one's ambition.

Henry B. Plant, the creator of the Plant System, was born in Branford, Conn., in 1819. He began his business life working on a steamboat that plied between New York and New Haven, and became interested in the old Beecher Express that used this boat. He was employed by Adams & Co., afterwards the Adams Express Co., and in 1853 he was sent South to establish expresses on the Southern roads. In 1861 he did the first large work of his life in organizing the Southern Express Co., of which

practical achievements, and is one of the most conspicuous of our railway magnates. He has unusual qualities of heart for a man so forceful. He is singularly modest, kind and unpretending.

One thing that strikes the observer of Mr. Plant's plans is the blended magnitude of his ideas, the wisdom of his strategy, the rounded prevision of details, the munificence of his expenditures and the perfected result of his success.

Mr. Plant, like all successful leaders, has been especially wise in calling to his aid able, experienced, creative helpers. He selects his head men felicitously. He has an instinctive and happy knack in discerning and choosing good workers for his executive positions.

He has recently appointed as Passenger Traffic Manager, Colonel Beverly W. Wrenn. Col. Wrenn has had a singularly hustling career in his calling, and

has been a live worker. He is only forty-seven years old and is a native Virginian. He began work as a lad in the Southern Express Co., in Richmond under the presidency of Mr. Plant, who has now practically confirmed by a large railway distinction the favorable estimate be formed of the young beginner. The place of Passenger Traffic Manager is uncommon. Col. Wrenn is the only one in the South and there are only three more in the Union.

There is no sharper competition in railroading than for the travel of health and pleasure tourists, and the Plant System needed a live man and has it in Colonel Wrenn. After the war he served the express company in Atlanta until in 1868 he became general passenger agent for the "State Road" as the Western & Atlantic Railroad was called, and he thus served until 1884, when he became general passenger agent of the East Tennessee, Virginia & Georgia Railroad with headquarters in Knoxville. On the absorption of the East Tennessee road into the Southern Railway, Col. Wrenn took the Memphis & Charleston, which he resigned for his high place in the Plant System.

To secure tourist winter travel, it has been necessary to have the completest comforts and costliest elegancies of travel and hotels. And Mr. Plant has given them.

Away out of civilization he has given the luxurious millionaire and the fastidious epicure the daintiest joys and most expensive regalements of the palace.

Where fine hotels have been built, as in Savannah, Brunswick, Jacksonville and St. Augustine, the Plant System has not entered the tavern field. But where others have not stepped in, it has erected hotel palaces. Mr. Plant has built three hotels that are models of a caravansary. The best of these is the Tampa Bay Hotel at Tampa, Fla. It strikes the vision as a costly and noble Spanish palace of the golden period of the empire. The architecture is Byzantine, and money has been spent without stint to make it a perfect hotel. It is on an eminence visible for miles in every

direction, and is a spectacle of blended magnificence, with its glittering towers, crescents and minarets, its stately and vast proportions, its exquisite grounds sloping to the water and adorned with a royal prodigality of tropical plants and flowers in every conceivable arrangement. The views from the hotel on every side are the perfection of scenic loveliness, and every outward view of the hotel fits the enchanting environment. One of the typical features of the grounds is an actual orange grove with its wealth of green leaves and golden fruit.

The interior of this structure is harmonious with its exterior and its beautiful surroundings. Every modern convenience is here—electric lights, bells and telephones, elevators, baths, steam heat. The furniture is the costliest that can be bought. The immense house is filled with art-statuary, paintings, bric-a-brac, surprises of the sculptor and painter, and all the artistic glories of taste and wealth. And its eating is on the same line of care and cost, drawing from the world's markets for their daintiest food and drink.

The Seminole Hotel is another of the charming caravansaries of the Plant System at Winter Park in Orange county, on the line of the South Florida Railroad branch of the System, in the midst of the region of beautiful clear water lakes, among the pines, in a sweet environment of delicious orange groves, and with hospitable winter homes of Northern visitors to give sociability. Here the Seminole Indians once roamed, and an occasional descendant of this old tribe calls to mind occasionally that this was the home of the Red Man.

The Seminole Hotel is 100 feet above tidewater, and is in sight of, and has crystal lakes all around it full of fish. The climate is dry and balmy, and especially full of relief for pulmonary and catarrhal affections. This hotel is a modern affair in every way, and has every charm for the guests.

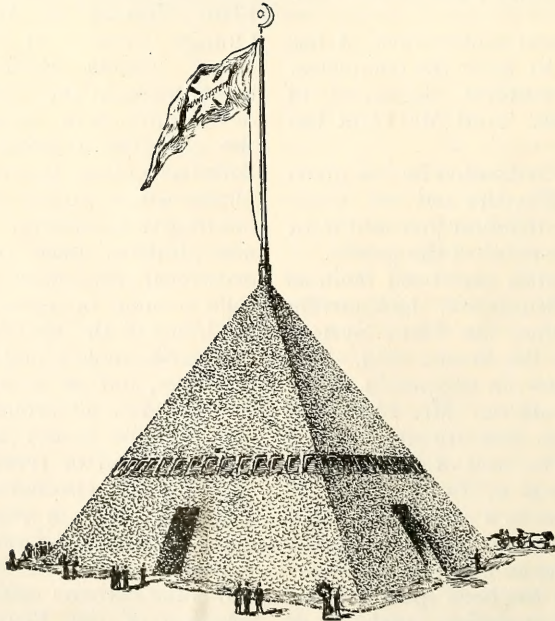
Port Tampa is nine miles from Tampa, and is the extreme southern deep-water terminus of the Plant System, from where its great steamers sail, and here

Mr. Plant has erected the third of his trio of hotels, "The Inn." It is a beautiful Queen Anne cottage built on a pier right over the water, a mile from shore, and it is a unique attraction and novelty. The windows all look out over the bay, the waters around teem with fish and above the sea birds—the gull and pelicans and ducks—sail around in the balmy, crisp air, and the whole environment gives a delightful flavor of the salt sea to this unique hostelry.

These hotels are all under the supervision of Mr. D. P. Hathaway, who has his headquarters at Tampa.

The management of the Plant System has, with typical enterprise, erected at the Atlanta Exposition a pyramid

building, with out-buildings, artistically planned and finely lighted, in which it shows specimens of every resource in its territory. It has also trains of freight and passenger cars and the finest postal car of the most modern and costly description on exhibit. Mr. H. G. Haycraft, a traveling passenger agent of the Plant System, has his headquarters in this building, and is in himself a "bureau of information" about the railways, steamships and lands of Florida. Col. D. H. Elliott is in charge of this superb exhibit that constitutes an object-lesson of the marvelous prodigality of production and advantage of the territory of this unsurpassed Plant System.



PLANT SYSTEM BUILDING AT THE ATLANTA EXPOSITION.

AGRICULTURAL CAPABILITIES OF THE SOUTH.

IV.—GRASSES (Continued).

By M. B. Hillyard.

I wish, at the outset of this article, to correct a possible misapprehension that may have arisen in the minds of my readers, owing to the emphasis I have given heretofore of my observation and experience as to grasses in the State of Mississippi. The inference may have been drawn that, since Mississippi has been so prominently particularized, it is for that State mainly I claim the success of the grasses heretofore described. If such conclusions have been drawn they are erroneous.

In these articles I have drawn largely from certain records of my own experiments, and it happened that these related largely to Mississippi. What has been claimed and proved as to this State will apply with equal force and accuracy to nearly all the South. To emphasize this point I will quote from the United States Experiment Station Record, volume VI, No. 2, page 93, where Professor S. M. Tracy, chief of the experimental stations of the Southern States, after enumerating a large list of grasses adapted to the Southern States represented by these stations, uses this language: "The work which has been accomplished has demonstrated that a large number of grasses and forage plants can be cultivated profitably for hay or pasture in all the Southern States, and Southern planters are now taking advantage of the facts thus gained to broaden their meadows, improve their pastures and fertilize their fields." And this "Experiment Station Record," I will say, (to emphasize its authority,) is issued by the United States Department of Agriculture, and was printed in 1894. And I beg the reader to note that its language applies to "all the Southern States."

Among the many grasses suited to

the South, there are two to which I design to give very high rank by the authorities I quote: Italian rye grass (*Lolium Italicum*) and tall meadow oat grass (*Arrhenatherum avenaceum*).

Considering the wonderful merits of these two grasses in the South, and the very high commendation accorded them, on the highest authorities, it is almost unaccountable why they have not come into more general use. They are potent factors, in reserve, for the advanced status of the South years hence, when she shall have become the great winter pasture-ground of the country, and taken rank as the area for raising fat beeves for the early markets North and West, as she is for early fruits and vegetables now. (It is a great theme, only to be hinted here.)

Dr. Phares says of Italian rye grass: "This grass grows two or three feet high, and has a broader leaf than the English rye grass. * * * The leaves are very dark green, with a metallic glint; and a field well set with this grass, undulating under wind and sun, presents the most delightfully beautiful appearance I have ever seen in the way of grasses and green fields.

"All the grass-eating animals are very fond of it green or cured. It is highly esteemed and cultivated in European countries and is becoming better known in America. It is adapted to many latitudes, soils and conditions. Sown from August to September, twenty to thirty pounds of seed per acre, it affords good winter or spring pasture, but being an annual it must be reseeded every year, unless seed are allowed to mature and fall. It may be mowed very early in the spring, sometimes in the winter as early as December, and from five to ten times between April and November.

"On rich lands no other grass will probably bear so many mowings, nor is any other better adapted to green soiling. It is a ravenous feeder, and thrives on the richest soils and many applications per year of rich fertilizers. But the enormous yield of delicious forage amply repays the expense of such feeding in the sleek coats and distended sides of the happy colts, horses, sheep and cattle, the improved health of the animals, the big pails brimming with rich, delicious milk and the well-filled tubs of beautiful, fine-flavored butter."

It is scarcely needful for me to say anything further on my own authority. I have long ago made up my mind that it is one of the most neglected and most valuable of grasses adapted to the South. May general use inspires a general appreciation of it!

Concerning tall meadow oat grass (*Arrhenatherum avenaceum*), there is a more pronounced opinion, most likely because it is not an annual and therefore far more widely tested. The authority above quoted has this to say about this grass: "This is called also tall meadow oat grass, evergreen grass in Virginia and other Southern States. * * *

It is widely naturalized and well adapted to a great variety of soils. On sandy or gravelly soils it succeeds admirably, growing two or three feet high. On dry, rich upland it grows from five to seven feet high. It has an abundance of perennial, long, fibrous roots penetrating deeply in the soil, being, therefore, less affected by drought or cold and enabled to yield a large quantity of foliage winter and summer. These advantages render it one of the very best grasses for the South, both for grazing (being evergreen) and for hay, admitting of being cut twice a year. It is probably the best winter grass that can be obtained. It stands high in nutritive principles. * * *

It will make twice as much hay as timothy, and containing a greater quantity albuminous and less of heat-producing principles, it is better adapted to the use of the Southern farmer, while it exhausts the surface soil less and may be grazed indefinitely, except after mowing. To make good hay it must be cut the instant it blooms, and after cut it

must not be wet by dew or rain, which damage it greatly in quality and appearance."

It may be sown in March or April and mowed the same season; but for heavier yield it is better to sow in September or October; along the more southerly belt, from the 31° parallel southward, it may be sown in November and onward till the middle of December. Whenever sown, it is one of the most certain grasses to have a good catch. Like timothy, on inhospitable soils, the roots may sometimes become bulbous. The average annual nutrition yielded by this grass in the southern belt is probably twice as great as in Pennsylvania and other Northern States. I wish here to sound a note of warning against sowing any grass seed (except Southern so called) in the spring, or with any cereal, wheat, oats, rye, etc. In the earlier stages of experimentation with grasses south innumerable failures very deterrent of grass-raising occurred, by reason of spring sowing. The hot suns came on (few could refrain from pasturing) and all the grasses were killed before they got a good root. As a consequence, numerous experimentalists (and they were a small portion of Southern farmers) declared the South could not raise grass. For, had they not tried it, you know? My remarks apply to 31° parallel and South. I have rarely known one fail who sows from 1st to 15th October. I have rarely known one succeed who has sown in the spring. The thing to do is, to sow early enough in the fall, for the grass to get root enough to stand early freezes. The higher the latitude (elevation considered), the earlier must be the seeding. If one sows with small grain, even in fall, when the grain is cut the sudden exposure to heat almost invariably kills the grass. It is very certain that, for all round purposes, there is hardly a better grass to be found for the South than tall meadow oat grass.

I find that the topic of grasses is larger than I had thought when I began this series of articles. Most especially am I impressed with how I have failed to give due emphasis to Southern grasses, and the superior nutri-

ment value of Northern grasses in the South. I have, thus far, minimized Southern grasses, in my desire to propitiate the predilections of Northern and Western men for their old acquaintances and favorites, by proving they could find these South. But this is sacrificing the kernel to the shell. The Southern grasses are far better South than the Northern grasses are North, although these are better South than they are North.

I desire to make prominent, however, the merits of at least one or two that may be broadly characterized as Southern. One or more heretofore so-called may lose this signification after awhile as they become introduced and naturalized in higher latitudes. And this may happen to one less liable to such an eventuality, one might have suspected, viz, Bermuda grass (*cynodon dactylon*.) Some years ago I saw it at Queenstown, on the peninsula, Eastern Shore of Maryland, to my great surprise. Prior to that, I had never found it higher than the south side of the James river, in Surrey county, Virginia, where it is known and dreaded as "wire grass." Later, in 1881, I saw it in Southern Michigan, but had to renounce my convictions, as I had never heard of its growing in so high a latitude.

As to the South, from Virginia to Western Texas, it may be said to be the grass, *par excellence*, for summer grazing, if not for hay. It is almost impossible to enumerate all its merits, or to overstate them. It is exceedingly nutritious. It is a great fertilizer. Its mechanical action on the soil is highly beneficial. It prevents washing in light soils and hilly or rolling lands. It fills gullies and washes. It is highly relished by all farm animals. It is never killed by droughts so far as I have ever known. It is perennial. It propagates by roots and seed. (It bears seed sparingly far South.) No pasturing will kill it, and the more you pasture the better. It will support a larger number of stock per area, other things being equal, than any other grass. It grows on the richest and poorest soil and all lands not too wet. It will stand long submergence in water. It has passed from the aspect

of a pest to that of a precious boon in the estimation of the predominant advanced agricultural thought of the South.

It is a fine illustration of the nutritious quality of this grass that frequently working mules have had no other food but its pasturage through crop-making. It keeps green, and is fine pasture generally the year round in the latitude of New Orleans, but kills down in fall a little higher in latitude, coming on early in spring.

White clover, however, consorts with it well, and from 31° latitude North up, I know not how far, Kentucky blue grass, white clover and Bermuda make the grandest combination for year-round and enduring pasture to be found in the world. They flourish all together without renewal on the same sod. The Bermuda green from early spring to late fall, the Kentucky blue grass and white clover green from late fall to well into spring.

Such are a few of the many and incomparable merits of Bermuda grass—once regarded as the most dreaded pest of the South. This grass mainly is destined to make the South, within a quarter of a century, the great hay-producing area and dairy and live-stock centre of the United States. I fully expect to see Bermuda hay sent from New Orleans to New York and Europe ere long.

Japan clover (*Lespedeza striata*) is the next grass to Bermuda in economic force as a Southern grass, and, next to Bermuda, more widely diffused than any other. While it may be found over equally so large a territory, geographically speaking, as the latter grass, yet there is far less evenness of diffusion. Large areas may still be found South where there is no Japan clover, and others where it is very scant and intermittent. And yet it spreads very rapidly, and will in the end get everywhere in the South, where it finds congenial soil and climate. And I do not know where to limit it by reason of winter's cold or insufficient rainfall. It is very certain that it will not nearly so well stand drought or cold as Bermuda. In poor, light, sandy soils it soon dries up, although a rain brings it out like

magic. And in early spring hard frosts and freezes kill sprouted seed and the tender plant, and the first hard frost of fall plays havoc with it.

It seems to sprout so easily (its seed, for it is an annual) that when it is sown due regard should be had to seeding late enough to prevent its being killed by late frosts and freezes in spring. This is a matter of latitude and season. For illustration, from latitude 33° and higher I should not desire to have this grass up before the middle of April. As high as Virginia it ought to afford good grazing from mid-May to mid-October in average seasons, having a longer season further South.

Whether or not stock do not relish this grass at first, they soon come to like it, and are very fond of it for both grazing and hay. I have often been struck how cattle particularly, coming into stable at night, after having eaten their fill in fine pasture, will eat (almost as if ravenous) Japan clover hay.

It is very easily cured, and must not be left long in the sun, as it very easily drops its leaves. I presume that I have seen well nigh four tons of hay made per acre, where I have seen the grass three feet or more high, and so dense it looked as though one might almost recline upon and be supported by it.

When pastured and eaten very freely by horses and mules they are liable to

be salivated badly by it. I have been credibly informed that this may be prevented or cured by feeding a few stalks of ragweed, which is very common many places South.

When it is considered what an immense area of woodland there is in the South, in comparison with cleared land; when it is remembered that Japan clover will grow well in dense thickets; when one reflects that this grass is destined to occupy, ere long, almost all, if not the whole, of this immense area; when one knows how it is capturing and resuscitating old and worn out plantations, one can have some idea of what will be the capacity for stock-raising and dairying in the future South. Three-fifths of the South in clover! Or if one wants to allot only woodland, let us say 200,000,000 acres in the South in pasture in the near future. And the bounty of nature is seeding down our land and improving it without any cost, preparing for our future stock ranges and sheep walks amid purling brooks that never run dry and beautiful creeks and vales. One knows not how to handle such a fact and sinks down under the weight of its immeasurable significance and beneficence. But think of 200,000,000 acres in a grass 33 per cent. richer in carbohydrates than red clover and virtually a perennial, and that as only a part of the pasture ground of the New South!



THE SOUTHERN STATES.

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WILLIAM H. EDMONDS,
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The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Farmers Can Work all the Year in the South.

A farmer from Wisconsin, who recently moved to Florida, was asked by a reporter of the Jacksonville Citizen what had led him to make the change. In an enumeration of the advantages of Florida over Wisconsin he laid particular emphasis upon the fact that "we can work the year round in Florida, while out in Wisconsin we lose half the year on account of the severe cold." The fact set forth in this statement is a potent argument in favor of the South as compared with the North for agricultural pursuits. If there were no other differences, if in all other respects the two sections were equal, this condition alone would make an enormous difference

in the annual revenue as well as the annual expenses of farmers. It is much more than simply a doubling of the working time. In the South the farmer can work profitably the whole year round. None of the year is lost. He is earning something from the beginning of January until the end of December. He can accomplish here in one year, on account of this difference in climate alone, as much as he can in two years at the North. But not only is this true—besides earning more than he can at the North, the cost of his living is far less. During the six months more or less that the Northern farmer is cut off from profitable work, he is spending a great deal of money for fuel, winter clothing and stock feed. These are expenses that in the far South are trifling. The farmer in the North will spend on these items in the winter as much money as the farmer in the far South would require to maintain his family during the same time. Thus, if the South had no advantage over the North but this, it is difficult to see how any farmer could hesitate a moment in considering the question of whether he should move to the South or not. This point of saving the six months of the year that is lost at the North, with all that it means, is an advantage not sufficiently emphasized and not sufficiently realized at the North. Let the Northern farmer consider it, remembering, too, that this is only one of a multitude of inducements the South can offer him.

Immigration Does not Seek Out Localities.

"For a number of years past it has been the policy of the Illinois Central to bring Western men to the South, and through its efforts thousands of industrious families

have settled along its line and engaged in farming. Nearly if not all of these have made good citizens and prospered in their new homes.

"Only the other day we heard that seven Westerners recently stopped in Madison county to examine lands. Out of this number all save one bought property and will move there at once. This is only a single isolated case. Other instances, many at that, could be mentioned, but it is only in sections of the State where there is organized effort to have them come."—*The Courier, Hazlehurst, Miss.*

In the last clause of this extract may be found a text for a whole volume on the subject of the possibility of attracting immigration. Here and there all over the South are localities that are being rapidly filled up with thrifty settlers from the North. Why have they selected these particular localities? Other parts of the South are equally attractive in all matters of soil, climate, healthfulness. These particular localities have no advantages not possessed by the country around them, or by other parts of the South. The reason is not to be found in any superior attractions, but in the fact that such attractions and advantages as they possess have been pressed upon the notice of farmers in the North. Either the railroads traversing them or enterprising land and immigration agents have gone out after settlers and have, by advertising, by the judicious distribution of printed matter and by personal contact, interested them in the sections for which they were working.

The SOUTHERN STATES has before pointed out the large immigration that is going into Southern Alabama and Eastern Mississippi through the efforts of the Mobile & Ohio Railroad; to the rapid increase in population along the line of the Illinois Central Railroad in Mississippi and Louisiana, brought about by the immigration efforts of that road; to the remarkable development of Southwest Louisiana, through the enterprise and progressiveness of a few of the leading

business men in that section, and to other like instances.

In many cases the most successful immigration work has been in localities that had previously been little thought of. Along the line, for example, of the Georgia Southern and Florida road, which was formerly looked upon as a barren wilderness, a large number of Northern and Western farmers and fruit growers have been settled through the work of the Immigration Department of that road, and while this was being done there was for a time no new population received in adjacent sections, then supposed to be much more highly favored in the matter of resources and capabilities.

Everybody is familiar with the work that the St. Louis Southwestern Railway, the Missouri, Kansas & Texas Railway, the St. Louis, Iron Mountain & Southern and the Kansas City, Memphis & Birmingham roads have done in peopling the unoccupied areas of the Southwest.

Among the latest evidences of the power of effort in behalf of immigration we may point to the work that Col. Mike Brown is doing in South Carolina. Only a few months ago Colonel Brown organized an immigration company, and he has already settled forty or fifty families in Barnwell county in that State. He expects to see 300 families comfortably domiciled on South Carolina farms before the end of the year. In other parts of the State with soil equally fertile and capable of equal variety in its products, with climate as attractive and with all conditions equally favorable as in the section where Colonel Brown is operating, there has been scarcely any immigration at all.

Mr. James U. Jackson, President of the Augusta Southern Railway, less than six months ago established an immigration department for the purpose of settling up the territory of his road. He has already settled over fifty families along his line,

and has secured the co-operation of a Chicago immigration agent who now controls 75,000 acres of land upon which he is colonizing settlers from the North and West.

The Florida Home & Plantation Co. only a few months ago bought 11,000 acres of land in Southern Florida, and the treasurer of the company states that the work of procuring settlers has so far advanced that the whole tract will probably be sold out and largely occupied during the coming winter.

Four or five months ago a number of prominent business men of Michigan bought several thousand acres of land along the east coast of Florida, and immediately initiated plans for colonizing it. It is now hardly possible to pick up any issue of a daily paper of Jacksonville without seeing accounts of farmers and business men from the West passing through Jacksonville on the way to the property of this Michigan company, where they have bought land for homes.

And so we might go on indefinitely enumerating facts to show that where intelligent and judicious effort is made it is possible to get people from other parts of the country to move into any part of the South, and that without proper effort no community will attract immigration and capital, no matter what its attractions may be.

Need of Improvement in the Marketing of Southern Fruits and Vegetables.

The need of better methods of marketing Southern fruits, truck, &c., than such as now generally prevail, has been forcibly presented to many growers in the South during the past season, and some agitation of the matter has been made through the columns of the Southern press. It is a somewhat difficult matter to put in operation any plan which will always insure to the grower, by judicious shipments to

selected markets, the profit to which he is entitled; but it certainly seems that there is room for several degrees of improvement over methods now in vogue. The haphazard way in which shipments are made inevitably results in an inequitable distribution of supplies, so that often there is a dearth of produce in some markets while others are so overrun that prices are beaten down below the point of profit.

It has been suggested as a remedy for this unsatisfactory condition that local organization of Southern fruit and truck raisers should be formed, binding the members to a faithful adherence to the rules of the associations, by which one or two agents or commission dealers in each market shall have the entire handling of the associations' offerings, and on whose instructions the crops would be shipped or withheld from various points as supplies and prices warranted.

In order to get satisfactory results from this plan, a compact organization at the shippers' end of the line would be necessary. A man with authority would have to be located at the shipping points to carry out the instructions of the commission agent, and to also represent the grower in making settlements with the commission man, for there would probably be some difficulty in inducing the commission agent to render individual statements to each of the many growers whose produce he would handle under this plan. A plan which has worked with satisfaction among the Michigan growers is a pooling and prorating system, and without going into all the facts bearing on the situation in the South, we should say, on a casual survey of the question, that such a plan could be inaugurated with satisfaction and profit by the Southern growers.

The fruit and truck crops of the South are of great and ever increasing importance, and the situation certainly suggests the necessity of prompt and effective

action. Possibly some good might come out of a conference at an early day—say at Atlanta during the exposition—of representative fruit growers, who might invite commission dealers and transportation officials to meet with them, or, if deemed more desirable, committees could be appointed to confer with such dealers and officials and report at subsequent meetings. We should like to see a start made in the direction of a more skillful handling of Southern produce, and hope the agitation of the question will not lack results.

Atlanta and Its Expositions.

Probably no other city in the country of anything like the same size has ever been worth as much to any section as the city of Atlanta is worth to the South. Atlanta has been an effective agency in promoting the development and advancement not merely of the region tributary to it, but of the whole South. The spirit that has dominated Atlanta, the thrift and energy, the progressiveness, the aggressive methods, the indifference to obstacles and disappointments, the refusal to recognize failure, the determination, the public spirit and cohesiveness, the enthusiasm that characterizes every public enterprise and the successful outcome of everything that is undertaken, these have constituted an advertisement of the whole South. Atlanta has forced the attention of the world upon itself and upon the section of which it is regarded as a type and representative and exponent. Atlanta has done much to dissipate the wrong ideas about the South that have almost universally prevailed. The world has been made to know Atlanta, and learning Atlanta it has been given new impressions of the South.

The first Atlanta exposition, held in 1880, may almost be said to have inaugurated the present era of Southern development. Millions of dollars have been invested in Southern mines, furnaces, factories, and

timbers and in agricultural operations and business pursuits, and thousands of active, earnest, energetic, industrious men have moved into the South as a direct and immediate result of the study of Southern resources, which this exposition made possible, and the indirect results of this sort have been during the last fifteen years necessarily even greater than those following immediately upon and traceable directly to the exposition. The later expositions of 1883 and 1887 gave further stimulus to Southern advancement.

The present exposition, infinitely greater than any that has preceded it, will accomplish infinitely more than these did. Fifteen years ago the South was held in but little regard. It was thought to be a cotton-growing area capable of but little else. It was difficult to get people to go South to investigate. The exposition of 1880, therefore, was visited by but few Northern people comparatively, and these went more from curiosity than from any other motive. Now, on the contrary, there is everywhere a most eager interest in the South and a widespread seeking after information about the South. Capitalists, manufacturers, business men, agriculturists, and men in all other callings are endeavoring to inform themselves as to the wonderful resources and attractions of the South, of which in recent years they have heard and read so much. By reason of this condition the exposition will be visited by thousands from all over the country, who fifteen years ago could not have been induced under any circumstances to visit the South. Instead of having to be dragged to the exposition, men everywhere will eagerly avail themselves of the opportunity it offers to study the South.

And such an opportunity to study the South has never before existed. The exposition is the greatest ever held in the South, and for the purposes had in mind by its projectors the greatest ever held in this

country except the Columbian Exposition at Chicago. The resources and products of the South in minerals and timbers, the products of its factories, its cereals, grains and grasses, its almost limitless variety of fruits and vegetables are brought together here as they have never been before. The exposition is the South epitomized. Merely for the entertainment of sight seeing the exposition is well worth being visited from any part of the country, but this is the least important and valuable feature of it. It should be visited for the opportunity it gives to learn what the South is, what it is doing and what it is capable of.

This exposition will give a tremendous impetus to the industrial and agricultural development of the South and add to the large debt of gratitude the whole South already owes Atlanta.

Until recently the South had no agricultural immigration to speak of. Farmers, fruit growers, truckers, stock breeders and dairymen of the North have not regarded the South as an attractive field for their pursuits. Now, however, there is a great and growing movement of agricultural population to the South and there are manifestations of an interest in the South in almost every farming community in the country. The exposition will undoubtedly enormously stimulate this movement.

Year Book of the Agricultural Department.

The United States Department of Agriculture has issued what it calls "The Year Book of the United States Department of Agriculture for 1894." This differs in some regards from the annual volume formerly issued from the Department under the title of "Annual Report of the Secretary of Agriculture," the chief point of difference being that papers of a wholly scientific nature and of no interest whatever to farmers are omitted from the volume and reserved for separate publication,

the idea being to make this annual publication a book of practical interest and value to farmers. The Year Book contains a report of the Secretary of Agriculture for 1894, giving a general account of the operations of the Department for the year, a series of papers prepared for the most part by the chiefs of bureaus and divisions and their assistants, discussing either the general work of their bureaus or divisions or particular lines of work, with a special reference to interesting and instructing the farmer, and an appendix made up of statistical tables and information useful for reference compiled in the various bureaus and divisions.

Among the articles contained in the book are: "The Federal Meat Inspection," a history of "Education and Research in Agriculture in the United States," "Soils in their Relation to Crop Production," "Water as a Factor in the Growth of Plants," "Mineral Phosphates as Fertilizers," "Fertilization of the Soil as Affecting the Orange in Health and Disease," "Some Scale Insects of the Orchard," "The More Important Insects Injurious to Stored Grain," "The Dairy Herd: its Formation and Management," "Some Practical Suggestions for the Suppression and Prevention of Bovine Tuberculosis," "The Grain Smuts: their Causes and Prevention," "Grasses as Sand and Soil Binders," "Sketch of the Relationship between the American and Eastern Asian Fruits," "Facts Concerning Ramie," "Best Roads for Farms and Farming Districts."

The Year Book will be a valuable source of practical information to intelligent farmers.

Fortunately for the farming interest there has been in the last few years a great increase in the dissemination of agricultural education. Farmers are more and more recognizing the fact that science and the experiments of the scientific may be of great aid to them. The Agricultural De-

partment is doing much to popularize agricultural education and to bring the farmer and scientific experimentalist into closer relations; and the Agricultural Department of today is a very different institution from what it was some years ago. It is getting more practical, getting closer to the people, and doing infinitely more to enlighten and uplift the agricultural classes than in former years.

A Suggestion to Southern Resorts.

There was put into operation by New England transportation and hotel people this year a plan which might be considered with advantage by similar interests in the South, to wit: The establishment in New York of a resort bureau, where complete literature and information regarding that section could be obtained for the asking. Yankee acuteness some time ago discovered the possibilities in the tourists' dollars, and so steadily and assiduously has this traffic been cultivated that now the chief source of wealth of many sections of Vermont and New Hampshire is the summer boarder. He is the "money crop," and all other interests are side issues. Acting promptly on the stage philosopher's advice—"when you get a good thing, push it along"—the railroad, steamship and hotel interests have formed an organization for the purpose of systematically and impressively laying before the roving public the advantages, the benefits and the delights of their region, and the bureau is prepared to tell everything about every subscriber to the enterprise—rents, rates, accommodations, distances from stations, etc.

The South has for some years drawn a

very considerable number of winter visitors to its many attractive resorts, but the number of these might be rapidly and indefinitely increased by aggressive, comprehensive and co-operative advertising methods, such as the hotels and railroads of New England are going to do.

No Wonder They Come South.

An immense crop of corn has been secured. It is a crop twice as large as that of last year and very nearly as large as the yield of 1893 and 1894 combined, for the crop this year is fully 2,500,000,000 bushels, and the combined crop of 1893 and 1894 was only 2,830,000,000. The production this year is, of course, the largest on record. Much corn will be used for fattening hogs, and doubtless considerable will be consumed as fuel, for it is selling at the West at prices which amount to only \$2.75 to \$3.50 per ton, which is considerably lower than the price of coal, while corn in the ear makes a very good fuel, even better, some contend, than coal, as it exhales no offensive gas. The Southern States have raised an unusually large crop and the West will accordingly lose much, if not all, of the Southern trade which it has enjoyed for so many years past.—S. Munn, Son & Co.'s Market Letter.

In other words, while the Southern farmer need not buy a bushel of corn outside his State this year and has plenty of fuel at his doors to be had for the hauling, his Western brother is forced to burn a part of his corn crop, as wood and coal are so high in price that corn is cheaper as fuel. But there is another and noteworthy feature which the letter of the Wall street firm does not touch, and that is the trifling amount of fuel the Southern farmer has to burn in comparison with that needed at the North through the long, hard winter.

No wonder the Western farmers want to come and are coming South where they do not need to sow and cultivate crops only to burn them in their stoves.

IMMIGRATION NOTES.

A Residence and Resort Colony Enterprise in the Mountains of North Carolina Projected by Philanthropists and Christian Workers.

A number of representative ministers and Christian business men from the various religious denominations have secured options on a tract of some 15,000 acres of land in the mountains of Western North Carolina and propose to form a colony chiefly for purposes of health and rest and missionary effort among the mountain whites. The promoters of the enterprise are from the South as well as the North. Among those interested are Rev. John C. Collins, secretary of the International Christian Workers' Association, New Haven, Conn.; Rev. H. H. Kelsey, Hartford, Conn.; Rev. David Allen Reed, Springfield, Mass.; John S. Huyler, New York; C. N. Crittenton, New York; William Wanamaker, Philadelphia, Pa.; Rev. A. C. Dixon, Brooklyn, N. Y.; Weston R. Gales, Greensboro, N. C., and C. A. Rowland, Jr., Athens, Ga. Rev. Mr. Collins has the chief responsibility as director and trustee.

The property occupies a broad plateau, 2500 to 2650 feet in altitude, about fifteen miles from Marion, N. C.

The plan of the projectors of the undertaking involves the holding of this large tract of land in trust as a place of temporary resort or permanent residence chiefly for Christian people, but the privileges will also be extended to any of good moral character in sympathy with its object. In a certain sense it is co-operative, for there is to be no land speculation or profit-making for individuals in connection with it, all profits being used for the improvement of the site and for necessary expenses in its development.

The location is in that part of North Carolina which a distinguished physician a few years ago pronounced "the future sanitarium of America," on account of its

climate. The soil is rich and well adapted to agricultural pursuits, general farming and fruit growing. It is in a region notably rich in the variety and quality of its timbers. There are valuable mineral resources also.

The plan of colonization is modelled in some particulars after that of the Methodists at Ocean Grove, N. J., where for over twenty-five years a number of Christian people representing the Methodist denominations have furnished a summer resort and place for health and religious gatherings on the shores of the Atlantic ocean. A lease will be given for ninety-nine years at a nominal sum, a small annual tax being laid for streets, lights and other necessary purposes. All profits, as stated, are devoted to improvements and members of the committee serve without compensation. It is believed that this plan, from which all selfish and speculative interests have been eliminated, can be made successful in an all-the-year-round mountain resort which includes not only one denomination, but all Christian people and others of good moral character who may desire to share in its benefits. Anyone leasing a lot for ninety-nine years has the privilege of renewal and can erect a small cabin for \$20 and upward, or a more expensive home. A twenty hours' ride from New York at a round trip expense of about \$25 and expense of from \$2.50 to \$3.00 per week for board will give opportunities for health and rest with congenial associations for hunting, fishing, mountain climbing, views of nature's most majestic scenes, so making the resort a boon for thousands to whom the nominal expense will open privileges for health and rest otherwise impossible. The mountain streams and the river, which already contain trout and pickerel, are to be restocked and carefully preserved for the use of the community. The game which can be hunted in season are bear, deer, rabbits, squirrels, wild turkey and

pheasants. The comforts of home-life can be obtained in a cheap cabin comfortably furnished and with a great open fireplace for evenings which are cold even in summer. Board or meals may be obtained at a nominal sum, if this course is preferred, at some neighboring house or the hotel.

The colony will not be located until from 100 to 500 persons have joined it.

Rev. John C. Collins, the president and manager, is the secretary of the International Christian Workers' Association, with headquarters at New Haven Conn. This embraces many hundreds of leading Christian people in all parts of this country and Canada and a few in some other countries. They are chiefly those engaged in working out the problems of practical Christian work, and include college presidents, mission workers, evangelists, ministers and laymen. Annual conventions of this association are held, the planning of which has largely been in the hands of Mr. Collins as secretary-director. He is a graduate of Yale University and Yale Theological Seminary and is about forty-five years of age. He has been connected with Christian effort among the evangelized classes, and is also known as a worker among street boys, thousands of whom in New Haven and New England have been gathered into evening homes and boys clubs through his efforts. He is said to be possessed of unusual executive gifts.

A COMPANY to be called "Southern and Northwestern Industrial Association" has been organized at Birmingham, Ala., its purpose being to promote immigration and general development in the South.

Immigration to Georgia and South Carolina.

Mr. James U. Jackson, president of the Augusta Southern Railroad, Augusta, Ga., writes to the SOUTHERN STATES as follows: "Mr. J. W. Crow, of Chicago, has contracted for seventy-five thousand acres of land in Georgia and South Carolina along the lines of the Augusta Southern and the Carolina Midland railroads. He has been here and selected a good part of this land and the people are commencing to develop it. There are seven families here

today, with all their furniture, and they are going out this afternoon to select what they desire. We have telegrams that other families will follow next week."

Settling up the Disston Lands in Florida.

The Florida Home and Plantation Co. is the name of a company organized to settle 11,000 acres of the Disston lands near Kissimmee, Florida. The company's plans are very comprehensive. It announces among other things in its prospectus that "this company intends to have the finest and most comfortable plantations, the greatest number of beautiful gardens and pretty cottages for the residents within its domain, as well as attractions for visitors, to be found anywhere in any State within the same number of square miles." The company will sell lands payable on long time and will erect buildings for the purchaser, improve his grounds, and where desired will look after the cultivation of the land for him. The president of the company is Hon. Edwin Willets, who was at one time president of the Michigan Agricultural College, and afterwards assistant secretary of the United States Department of Agriculture. The company's head office is in the Washington Loan and Trust Building, Washington, D. C.

To Promote Immigration to Louisiana.

The German Society of New Orleans has issued a pamphlet of sixty-four pages, written in German, by Prof. J. Hanno Deiler, president of the society, and descriptive of the resources of Louisiana. The title of the publication, "Louisiana: The Home for German Emigrants," indicates the object for which it is printed, which, briefly, is to induce German farmers to emigrate to Louisiana, by presenting in an accessible form a reliable and detailed account of the advantages offered to agriculturists by Louisiana. Speaking of it, and of the society, Prof. Deiler said:

"We believe that the society can do a great deal of good, both to the Germans and to Louisiana, by inducing the German farmers in the Northwest to leave their blizzard-swept homes in the Dakotas, Idaho, Montana, etc., and take up comfortable farms in this State. There are 500,000 farmers of this nationality in these States among whom

we propose to distribute our pamphlets, an undertaking in which we will be assisted by the agents of the Southern Pacific, Illinois Central, Queen & Crescent and Texas & Pacific, who are resident in those States. These farmers are experienced, and we advise them to come here with some capital, in order to take up land and await the first crop without getting into debt. They are a very desirable class of people, good citizens and very industrious. We have one regular line of steamers which is interested in the work, and will spread the propagandea in Europe. I expect that this line will shortly put on steamers between Hamburg and New Orleans direct, to supplement their present line to South America.

"We have already in this State a large number of German farmers, some of whom were located through the agency of the society fifty years ago. Among these are the colonies at Tallasheck, on the railroad between Ponchatoula and Madison, and at Liberty, in St. Tammany. Most of these settlements embrace thirty or forty families and are very flourishing.

"We expect that much good will result from this publication. We have also established an office at No. 14 St. Peter street, with Mr. Leopold Grube in it as agent. Letters to him will secure copies of the pamphlet. Besides this, we are advertising Louisiana in all the leading German papers of the Northwest. There is no doubt but that a good work is being done, both for our compatriots and for this State."

MR. W. M. PRICE, of Stuttgart, Ark., has settled a colony of German farmers from Nebraska on 800 acres of land in Arkansas county.

THE Illinois Central Railroad has issued notice of a new series of home-seekers' excursions, the dates being fixed as follows: Nov. 12, Jan. 14, Feb. 11, March 10, April 14 and May 12. These excursions will start from points in the West, those taking advantage of them being furnished with tickets entitling them to stop off at

stations where it is desired to investigate lands.

MR. N. J. JOHNSON, of Ocala, Florida, has been working for some time in the interest of immigration to the State, and states that he has arranged for the settlement of a colony of Scandinavians in Western Florida, near Tallahassee, and for a colony of Swedes to be settled on the coast in the neighborhood of Punta Gorda.

A COMPANY has been organized at Easton, Md., by a number of local business men and several Hollanders living in New York. The purpose is to colonize a large area of land near Easton with immigrants from Holland. The name of the company is the Prudential Land Company of Talbot county.

THE Texas Colonization Co., with headquarters at Omaha, Neb., owns a tract of 50,000 acres of land on the Gulf coast of Texas, in Brazoria county, which is being settled with Dutch colonists. A party of twenty-seven Hollanders, mostly from the neighborhood of Orange City, Iowa, bought recently between 3000 and 4000 acres, and will shortly move down with their families.

MR. CHARLES DANNHAUER, of Huntingdon, Indiana, has bought 400 acres of land in Barnwell county, S. C. It is said that he is buying for himself and other farmers who will move to that section from Indiana. Mr. Chris. Adolph Cirokofski has bought 800 acres in the same county, on which to settle twenty German families.

THERE is activity in farm property in the neighborhood of Huntsville, Ala., a great many farms having been sold to purchasers from the West.

A NUMBER of Michigan farmers are said to have recently bought large tracts of land in the neighborhood of Apalachicola, Florida.

A TRAIN of sixteen emigrant wagons, with families and household goods from Michigan, passed through Macon, Ga., recently, on the way to Florida.

GENERAL NOTES.

Diversified Farming in the South.

The American Agriculturist publishes the following letter from a Northern man who moved to Florida:

"About eight years ago I came to Washington county, Florida, for my health, and after living here a year I found my health so much improved that I concluded to remain and develop a farm in the piney woods. The results are that I have now ten acres cleared and under cultivation, with plenty of fruit coming on, such as pears, peaches, grapes and pecans that are in and coming into bearing.

"Believing in thorough cultivation and diversified farming, I have removed the stumps at comparatively small expense, by digging and burning them at odd times, which enables me to use improved implements. I plow the land deep in the winter season, with heavy two-horse plows, turning under corn and cotton stalks, also the grasses of various kinds that thickly cover the ground after cultivation of the crops ceases, which I find improves the land wonderfully if plowed up from year to year; so much so that land at first producing only five bushels of corn will make thirty bushels per acre. I use good heavy horses and mules, that are able to do the work thoroughly, and also able to do as much as the man that follows them. I aim to run the plow a little deeper every year, and use some commercial fertilizer and all the barn and stable manure I can make, and all I can buy within reach. Having all the plowing done by February 1 is one of the secrets of successful farming in the South. It not only gives ample time to plant, but all the heaviest work is done while the weather is cool, and gives employment to men and teams the year round; also enables one to do more work with less stock, and have plenty of time to do the work well. Deep plowing in winter and shallow and frequent cultivation in summer will insure success.

"By following this plan I have raised the past year 1200 bushels of corn, six cars of melons, 300 bushels of rice, 600 bushels of sweet potatoes, twenty-one barrels of syrup, 1000 gallons of wine, five bales of cotton, twenty tons of hay and forage, 150 bushels of pears, eight acres of oats, 2500 pounds of pork, with plenty of field peas to feed to milch cows and hogs. Have fattened hogs mostly on cull melons, peas and sweet potatoes, with very little corn. Have plenty milk and butter the year round for family use, and as good a garden as one would wish to see. Have all the canned pears, grapes, blueberries, peaches, okra and tomatoes that are necessary to furnish the table the year round. The next season, as my trees and vines come into bearing, I expect to have thousands of bushels of fruit to dispose of. With pleasing prospect for the future, and with the good health and appetites I and my family enjoy, I am satisfied with my experience in diversified farming in the South."

Fruit-Growing in North Carolina.

A correspondent of the Manufacturers' Record, writing from Southern Pines, N. C., says:

"On the 15th of February, 1890, your able journal gave to its readers some favorable comments on the subject of fruit-growing in this immediate section.

"Five years have passed and the infant experiments of that date have grown to an extent which places them on a permanent basis, warranting a firm belief in a prosperous and remunerative future.

"Nearly twenty-five hundred acres have been planted in vineyards and orchards, many of which have come to bearing, and the results, in most cases, are satisfactory, notwithstanding the season just passed was, in some respects, unfavorable. A backward spring and other conditions not often occurring delayed the ripening of peaches and grapes nearly one month.

The last shipment of grapes in 1894 was made on the 7th day of August, while in 1895 the last lot left on the 15th of September.

"Following are a few individual results of this year's harvest: A peach orchard of 50,000 trees, three years from the nursery, netted the owners \$8063.51, or over 30 per cent. of the cost of the plant. The next crop will be considered a poor yield if it does not exceed this five times.

"The first bearing of a grape crop on three and one-fourth acres gave a net return of \$378. These were Delaware grapes. Another grower reports \$140 profits from one acre—same variety; another \$247 from three acres of black grapes. A single tree, five years old, produced \$11 worth of Abundance plums. Two peach trees of the same age gave a crop which sold for \$9. The total shipment of fruit for the season from this vicinity was but little short of 500 tons, to which may be added as a portion of the crop 10,000 gallons of wine.

"Extensive plans and preparations are under way for adding largely to both vineyards and orchards, and another five years will probably augment at least five times the present acreage of fruits.

"A crate factory, with ample facilities for supplying all demands for crates and baskets, is now established here and doing everything that skilled workmen and good machinery can accomplish in that line.

"The management of the Seaboard Air Line Railroad is up to date in all that pertains to prompt and rapid transportation of the fruit products, and where perishable articles are in question this is a convenience that cannot be too highly appreciated.

"To sum up the matter in a few words, the writer, who has traveled extensively in twenty-one of our forty-four States, has yet to see the locality that has a brighter prospect for the future than Moore county, N. C."

The South Should Advertise More.

Mr. D. F. Jack, assistant to President H. B. Plant, of the Plant System, said in a recent interview about immigration to Georgia and Florida:

"The Plant System has spent more money and done more for the purpose of

attracting immigrants to the territory which it covers, in the last year, than have the States of Georgia and Florida combined. These States, it appears to me, do not take the proper interest in this matter. The attention of the business people is being turned more strongly in that direction now than has ever been the case before. This section would do well to pattern after the Western States in the matter of attracting immigrants, for they can offer far better advantages. A farmer in Georgia or Florida can, with care and judicious management, make more out of his fifty or hundred-acre farm, than he can out West with several miles of that prairie land. The country is overstocked with wheat and corn, and both have become very cheap. This section offers advantages for the cultivation of products for which there is always a good demand, and there is every reason why they should be advertised and the people brought here."

In South Florida.

A correspondent of the Jacksonville Citizen, writing from West Palm Beach, Florida, says that over fifty families have located there since the canal has been opened through to New River, and the prospects are bright for location of many more. The section is being settled by the most industrious people, and by hard work their lands have been cleared and are now ready for the planting of crops.

The colonies on Lake Bocca Recone have accomplished great work. Where there was nothing but thick brush and hammock less than one year ago, there is now fine cleared land of rich and fertile soil. The settlers on Lettuce Lake are also doing good work with their land, as are the other colonies on the line of the canal between Hillsboro and New River.

The soil throughout the east coast section is said to be very black and wonderfully productive. The settlers have begun to clear it and have several acres in garden truck. As a result of their labors, many were eating vegetables the last of September that were planted less than two months before. Within thirty days many more acres will be out in vegetables, and there will be no scarcity for garden truck there this winter. Settlers are already making preparations to plant for the winter mar-

kets. The cultivation of tomatoes, egg-plants, cucumbers, and other vegetables will enable the growers to receive early remuneration for their labors, while the profit to be derived from fruit culture will come in later.

THE North Carolina Agricultural Experiment Station, at Raleigh, has issued in a pamphlet of 256 pages an elaborate report on North Carolina weather during 1894.

How a Frenchman in Georgia Has Grown Rich on Seven Acres.

A writer in the Atlanta Constitution thus shows what Georgia soil is capable of:

"In two miles of the union depot may be seen a little farm that speaks stronger than words of what can be done on Georgia lands. A few years ago this land had gone to waste. Ruts made it unsightly and its owner was moving with all his energy to sell and set off to Texas. About this time there came to Atlanta a family of French people to work in the cotton factory. They landed in New York city on May 10, 1881, with only 85 cents in their pockets, a house full of small children and in a strange land. A visit to their home out West Hunter street, just two miles, and a look at their surroundings will impress you with what may be accomplished in Georgia.

"It has just been fourteen years since the old man Bernard purchased this seven acre lot. It was considered too poor to sprout peas at the time, and rough, red and unsightly, but when I look upon it now I feel sorry for the fool "Georgia Cracker," who sold it for a song and spent the money moving to Texas. The whole place has been bearing grapes for a number of years, the Bernards are rich, good dwellings, barns and a wine cellar 90x110 feet three stories high and full of wine.

"These people were refugees from Alsace-Lorraine during the Franco-German war. When they landed in New York they were seen by an agent of the Atlanta cotton factory and made a trade to come to Atlanta. They sold everything they had to get to Atlanta and there was not one of them that could speak a word of English. But they could work, and the whole family went at it, and they went to planning to save and buy a few acres. By the aid of

Governor Bullock and the firm of Elsas, May & Co., old man Bernard was enabled to buy this seven-acre tract and he at once moved upon it and began planting grapes and improving the land. The children were kept in the factories for a few years, while the old folks staid at home and tended the farm. For three years spades and grubbing hoes was all they used to do the work that our folks perform with the plow. Pretty soon, though, the little farm began to bloom and blossom and the ruts began to pass away. They got them a cow and pigs, they saved and stinted till pretty soon they had more cows and pigs. A barn was built and every sprig of grass and every weed was cured and put in the barn. Then their grapes began to bear and they ceased to raise vegetables, but planted more vines and attended to their grapes. Good dwellings were soon built and a fine wine cellar, and so they have progressed till prosperity and comfort crops out in all their surroundings and today they rate their place as being worth as much for the growing of grapes as the lands of France or any other country.

"These French people say that Georgia is as good a country for grapes as France is. Anyhow, their place is a thing of beauty and their success should encourage us all to be satisfied. All over Georgia are evidences of the generosity of our old hills. They will yield freely of many fruits if we give them the chance. Start in any direction from Atlanta and once in a while you will run across a farm which has been given a chance, and it is by these farms that Georgia should be rated. Close to where I live a Switzerland gentleman grows as fine clover and grain as can be grown in any country. As a sample of his farming, he makes fifty bushels of oats per acre, while the native "cracker" brags on eight and ten bushels. Near Decatur Colonel Crockett and George Ramspeck have vineyards as fine as those of the French people, and Mr. Ramspeck raised this year thousands of bushels of Irish potatoes among his vines. When I say thousands of bushels, it sounds mighty big, but thousands it is. He has about forty acres in vines, and for several years has grown potatoes among them. Convinced that it was no injury to the grapes to raise the potatoes, he planted the whole

forty acres this year and thousands of bushels is the result.

"All we have to do is to give the lands of Georgia the same showing that the lands of other countries receive and they will respond with as generous yield as any, and of all varieties."

Result of Careful Farming.

There is a farmer in North Carolina who has a reasonable prospect of gathering on his crop for 1895, 225,000 pounds tobacco, 150,000 pounds lint cotton, 25,000 bushels of corn. It required over 500 bags fertilizer to plant this tobacco crop. The cotton, being on rich, fresh land, requires no fertilizer. This farmer made his first cotton in the year 1867. There was a severe panic in the fall of 1867. Cotton fell to 7 cents per pound and many farmers were ruined. This man had slept on a bunk and patched his own clothes during the year and owed nothing on his crop. He sold in the spring at 28 cents and had money. At that time he did not own one acre of land. He now owns many acres, purchased principally by farming with close economy. Any young man with good health, plenty of energy and close economy can accomplish as much or more than he has.—Raleigh News and Observer.

Hay Raising in Mississippi.

Mississippi is becoming one of the best hay producing States of the Union. Five years ago farmers paid little or no attention to hay making; now there are hundreds of mowers at work in almost every county in the State, and hay has become an important item in agriculture.

What Industry Will Do.

Mr. J. Lewis Johnson has resided on a small farm near Wadsworth, Ala. The land comprising it has been considered so poor that previous tenants and owners have left it, claiming they could not raise enough to pay expenses. A correspondent, writing of Mr. Johnson's efforts, says:

"He has, by good management and industry, brought it up to its present state of cultivation, which enables him to make a good living on the place. His crops now on this land turn out from fifteen to forty bushels of corn and from one half to one bale of cotton per acre. What I want

especially to call attention to is what he has done on about five-sixths of an acre that he has devoted to the culture of grapes. On this plat of land he has 533 grape vines, from which he has gathered this season and sold \$20 worth of grapes and made 585 gallons of wine. He has kept an itemized account of the cost of his vineyard for this year and the making of his wine, which was for labor in working, gathering and making the grapes into wine, \$14; for sugar to sweeten the wine, \$48; for barrels to put it in, \$7.25; making a total cost of \$69.25. No account for fertilizers, as he used such as he made on his place."

A Notable and Worthy Celebration.

The heads of all the departments of the Plant System have held a meeting to consider the celebration of the birthday of Mr. Henry B. Plant, the founder and head of the System, at the Atlanta Exposition on October 28th, which has been designated as Plant System Day. Arrangements were made for a special train for the transportation of all officers and employes who can be spared from their duties for the occasion. A procession will be formed to start from the State capitol at 10 o'clock A. M., October 28th, headed by all of the officers and employes of the Southern Express, the employes of the land department, the chief surgeon, all the local surgeons along the line, including those connected with the hospital, the local officers and employes of all the several railroads forming the System, and also the uniformed crew of the steamships of the Plant line. Each organization will carry a banner indicating to what portion of the System it belongs. Col B. W. Wrenn will be chief marshal, with Capt. W. H. Amerine, of Montgomery, as his aide.

THE managers of the big Georgia colony have selected as a site for the Georgia town a locality in Irwin county, 23 miles from Abbeville. The town, it is said, will be called Maryapolis.

MR. J. C. HAILE, general passenger agent of the Central Railroad of Georgia, Savannah, Ga., has just published a handsome pamphlet entitled "Fruits of Industry," intended to show the resources

and improvements in the territory reached by the Central road. It is elaborately illustrated with half-tone engravings made from photographs showing farm and orchard scenes, representative homes, public buildings, factories, stores and objects of interest generally along the line of the road. Copies may be had upon application to Mr. Haile.

MESSRS. A. Houston and P. J. Lewis, of San Antonio, Texas, in two and a-half days fishing at Aransas Pass, about the middle of September, caught 19 tarpon. The catch one day was six tarpon each, making, it is said, the largest catch of tarpon with rod and reel ever made in one day.

THE passenger department of the Cotton Belt Route, St. Louis, Mo., has issued a circular giving the game laws of Missouri and Arkansas, together with information as to rates of hunters' tickets.

THE October number of "The Southern Field," published by M. V. Richards, Land and Immigration Agent of the Southern Railway Co., Washington, D. C., contains elaborate articles on Virginia, North Carolina, South Carolina, Eastern Tennessee, Kentucky, Georgia, Alabama and Mississippi, and a great amount of valuable and interesting information about the South in general.

GENERAL FRANCIS J. HENEY, Attorney General of Arizona, representing a syndicate of capitalists, has bought 1060 acres of land adjacent to Aransas Pass.

A REPORT of the financial condition of Hinds county, Miss., makes a fine showing. The tax rate (county and State) has been reduced from time to time as follows: In 1874 it was thirty mills, in 1875 it was reduced to twenty, in 1878 to sixteen, in 1890 to fourteen, and in 1895 it has been brought down to eleven. Notwithstanding these reductions, over \$100,000 of school and railroad bonds have been refunded and the county now has \$50,000 in its treasury. During the past year the county invested in a number of Western road machines and has expended in 1895, \$130,000 on its public schools.

NEWSPAPER COMMENT.

One Cause of Wrong Impressions of the South.

One of the mysteries that puzzle Northern editors of telegraphic news is that the busy news gatherers in the South send over the wires many items of no interest to Northern readers, while omitting many others that they would be very glad to see. It is not that there is any lack of news of general or national interest in the South, for the papers published in its important towns teem with such items, but it is rather to be attributed to a lack of knowledge of Northern tastes and wishes. For years the Southern wires, presumably in the hands of the Southern men, have told of murders, duels, hangings and burnings, of assaults and crimes against women, of the "brawls" of desperadoes and the "encounters" of gentlemen, and of every imaginable species of deviltry, and all these with as much detail as possible. The natural and inevitable consequence has been that the average reader who had no better source of information acquired an entirely wrong impression of Southern society, and looked upon that section as little better than the infernal region.

If those Southern news collectors and transmitters would but stop polluting the wires with this kind of stuff and would send in its stead other and pleasanter items, it would be greatly to their section's advantage.

Our exchanges from the Gulf States of last Friday had a report wired from Birmingham, Ala., of an incident at the summer carnival of Camp Hardee, United Confederate Veterans. It was an account of the presentation of a fine silk United States flag by those veterans of the Confederacy to the George H. Thomas Post, Sons of Veterans. The report closed with the following paragraphs:

"The carnival was given by Camp Hardee for the purpose of raising funds to found a home for needy Confederate soldiers in this county, a movement looking to that end having been set on foot by Camp Hardee some time ago.

"The spirit of fraternity, charity and loyalty rules in today's carnival, the blue and the gray blending in one united effort for the alleviation of the suffering of the

men who wore the gray and who are now in sore need."

Here was a story that should have been published in Northern papers last Friday morning. Had it been a shooting or a hanging scrape, it would certainly have been forwarded. This is but an instance of the many bright and beautiful things that are occurring in all parts of the South every day, and are noticed in its newspapers, but that are never wired to the outside press. If the news collectors and transmitters down South will insist on wiring detailed accounts of horrors and barbarities, they ought also to give the other and brighter side of Southern life as exemplified in its daily happenings. —Worcester, Mass., Spy.

The South and Sunday Observance.

The following is from the Philadelphia Evening Telegram :

"One thing may frankly and truthfully be said: In no part of this country today is the old-fashioned American Sunday—a day of secession from secular labor, respectful quiet and worship for all who are so inclined—so generally observed as in the South. This fact is noted with extreme gratification by Northern visitors, already unhappily familiar with current practices throughout this section, and the West particularly. There is to be no unseemingly and costly contest over opening the Atlanta Exposition on the first day of the week. There was a feeble effort in this direction, but has been speedily disposed of, and in a characteristic way, by the directory, which unanimously voted to postpone all consideration of the subject. This course is taken in deference to local public sentiment and in accordance with fundamental American principles. Atlanta is a very busy city six days in the week. It is forging ahead in every element of material prosperity; but on Saturday night it lays aside the tools of labor and refrains from unnecessary trespass upon the rights of those who toil. In this respect the New South sets a healthful and inspiring example to the reckless cities of the West which have almost abolished the American Sunday."

The Washington Post in comment on this, says:

"This is the sober truth. It has come

to pass that if one would find a thoroughly representative American community—where our language is spoken by all, where our customs are faithfully perpetuated, and where a wholesome and pronounced national sentiment lies at the bottom of men's thoughts and inspires all their purposes and actions—one must go South. There he will encounter a people who look, speak, think, and feel like the men who wrested this country first from the untutored savages and afterward from the tyranny of princes. There stands the stronghold of conservatism, the happy medium between tyranny and anarchy, the stout, unyielding spirit of enlightened republicanism.

"There was no noise or wrangling over Sabbath observance at the Atlanta Exposition, because the men of the South do not seriously disagree upon such issues. Public sentiment in that part of the country respects, honors, and upholds the 'day of rest.' There is no ostentation of piety, no canting protestation of superior holiness. The people simply follow in the footsteps of their fathers and recognize the Sabbath as a thing of course. They are hustling, earnest, brave-hearted folks in Atlanta. They believe in progress and prosperity. But they give one day to decent soberness—concede to each one at least the opportunity of worship—and stand unanimously for the day religion and morality have set apart. Along with energy, liberality, intelligence, courage, and patriotism, they put the American Sabbath on their programme, and there it stands."

A New England View of Southern Immigration.

We have endeavored in previous articles that have appeared in these columns to place before the world a few of the many splendid attractions which the South has to offer to those seeking investment for capital. These articles have not in any way been colored, neither have the facts been overdrawn. To state that the Southern States have resources for wealth that are not excelled by those of any other portion of the globe is not an overdrawn statement. History shows no parallel of a country so thoroughly devastated by war that has become so prosperous in so short a time. The raising and the manufactur-

ing of cotton are now absorbing the principal interest of that section. This is wise and all right, yet there is another matter that the South should give consideration to, and which should be encouraged to the utmost extent, and that is the importance of devising schemes for the encouragement of immigrants to settle in its midst and devote their attention to agriculture. The trouble with the South at the present time is that the people there are land poor. The ownership consists of too large tracts. Not one-fifth of the land in the South is now in cultivation. The owners of these large tracts should endeavor to induce settlers to locate upon them and till them. The reason for the non-cultivation of this large part of their land is not because it is poor or sterile; this is certainly not the case; on the contrary, it is fertile and easy of cultivation. Let the tide of emigration be turned that way and in ten years their lands would double in value. What the South needs today is a class of industrious people that will till the soil, and she offers to such inducements fully equal, if not superior, to any portion of the West. Manufacturing is now so far advanced there that, in a short time at least, capital will seek investment there, for the reason that it can be profitably employed and good returns made upon it. The leading citizens of the different Southern States should take steps to increase the agricultural interests in their sections. By doing this they will be in the right direction to increase their wealth to an enormous extent.—Boston Journal of Commerce.

The World Looking Southward.

No other part of the world is today attracting so much attention as is the Southern section of the United States. Is there a man or woman seeking educational entertainment, an object lesson that will last while life lasts, the eye is at once turned in the direction of the capital city of the Empire State of the South. Were there old soldiers last week hunting for a spot where they could once more conveniently bivouac before assembling on the eternal camping ground—no spot seemed half so appropriate as Louisville, as one of the conspicuous cities contended for when America was in arms. Forty thousand veterans learned last week what typical

Southern hospitality means in a city literally buried in bunting. Is there another national park to be dedicated—where on earth could a spot be found more sacred than that which was baptized with the blood of the best and bravest of America's sons? There never was but one Chickamauga, and half a hundred thousand men are there today with uncovered heads to vouch for the truth of this statement. What is going on in the East, in the North or West? In New England they are raising turkeys for Thanksgiving, but their eyes are turned to the South. Thousands of New Englanders are at Chickamauga, active participants in the dedicatory ceremonies. In the West they are harvesting corn, simply that and nothing more. In the North—well, in the North they are getting ready to go South. The South is the cynosure of the world, and has been for several years. This fact the events of the last few days only emphasize. A ride anywhere south of the Ohio river at once makes the superior advantages apparent. The soil needs but to be scratched to bud and blossom as the rose, and there are still millions of acres that have never been touched. There is no land under the sun richer in mineral resources. The hand of nature was lavish in gifts when the area known as the South was fashioned. Climate, soil, industries of every description beckon the world to the territory where fortunately the Confederacy failed, and the response is well nigh universal. The land that Sir Thomas Moore dreamed of is at last a reality.—Cincinnati Times-Star.

MISCELLANEOUS.

THE Daily Press, of Lake Charles, La., has issued a special edition devoted to the interests of Lake Charles and Southwest Louisiana. It a superbly printed paper of twenty-four pages, profusely illustrated with fine half-tone engravings, and is a credit to its editors and the city in which it is published. Lake Charles should be proud of the spirit of enterprise that has found expression in so handsome an exposition of its resources and attractions.

MESSRS. Cash & Luckel, Houston, Texas, are doing a large business in handling the rich prairie lands of Eastern Texas, suitable for rice growing and for all ordinary farm crops, as well as for fruit culture and truck farming. Lands in this section are increasing rapidly in value.

"HOMESEEKERS' Low Rate Excursion" is the title of an interesting and attractive pamphlet just issued by the Norfolk & Western Railroad. The contents of this little book set forth in attractive form the many advantages in agriculture, mining, etc., possessed by Virginia. It deals separately with the middle, tide-water, Piedmont and southwest sections of the State, and closes with an interview with Secretary Morton

on the subject of Virginia and her lands. The book is profusely and handsomely illustrated.

MR. T. V. MUNSON, the noted nurseryman of Denison, Texas, has issued a new fruit catalogue. Mr. Munson is president of the Texas State Horticultural Society, and as a contributor to many of the leading agricultural and horticultural publications of the country and a member of numerous horticultural societies, he is one of the most-widely known and highly regarded fruit growers and nurserymen in the country. He is the originator of many specialties in fruits and those who expect to buy fruit trees or grape vines will find it interesting to communicate with him.

THE Bridgeport Tank and Cistern Co., which owns an extensive area of land at Bridgeport, Florida, advertises in this issue that it will give 100 ten-acre tracts of first quality land free of charge to actual settlers. The company has large interests in the town, and is doing this as a means of building up the adjacent country. Bridgeport is a town on the St. John's river, ten miles north of Palatka. It is an attractive and desirable locality, and this opportunity to get lands suitable for fruit growing and market gardening near to a good town, with railroad and river transportation is an extraordinary one. Bridgeport is a resort of some importance, with a number of hotels.

MR. W. A. DYE, of Statesboro, N. C., offers for sale 200 acres of land in Southeast Georgia at \$10 an acre, this price includes a two story dwelling and a valuable water power with mill site.

THE South Alabama Land and Immigration Agency, of Brewton, Ala., has for sale land in tracts of any size for either individual settlers or the promoters of colonies, at \$2 to \$10 per acre. Brewton is in a section of Southern Alabama, where almost all the year round the ground may be made to produce something to eat. It is a fine farming, fruit and vegetable section.

MESSRS. Quattlebaum & Cochrane, of Anderson, S. C., would like to hear from any persons who want to know about lands in the South. They have in hand farming and fruit lands as well as mining and timber tracts. Anderson is in the famous Piedmont region of South Carolina, a section noted for the wide diversity of its crops and its delightful climate.

ALBANY, GA., is in the centre of an area that was known during the war as "the Egypt of the Confederacy," on account of the enormous supplies of food stuffs that went from that region to the Confederate armies. It is a section adapted to every branch of farming as well as to the growing of all fruits and early vegetables. Mr. L. E. Welch, of Albany, controls large areas of land in that part of the State, and will be glad to answer questions as to prices, terms and other matters about which information may be wanted.

THE Young Men's Business League of Augusta, Ga., is engaged energetically in the work of developing Augusta and peopling the surrounding country. There is probably no finer farming country in the world than that tributary to Augusta. The Business League will be very glad to send free information

about climate, soil, crops, prices of land, schools, churches, transportation, &c.

PROBABLY in no part of the South is real estate increasing in value more readily than in Southeastern Texas. This applies both to the growing cities of that section and the farm lands which are being rapidly settled up by farmers and fruit growers from the West. Mr. R. B. Gaut, real estate broker and investment banker, Houston, makes a specialty of investing money for non-residents on real estate security, guaranteeing the lender eight per cent interest net.

MESSRS. SEIVER & TURMAN, dealers in real estate and financial agents in the prosperous and growing town of Tampa, Fla., will make loans for non-resident investors, paying a good rate of interest. They deal also in Tampa real estate, and have in hand for sale property adjacent to Tampa and in adjoining counties suitable for farming, fruit growing, orange raising, etc.

A GREAT deal of interest in pecan growing has been developed in the South within the last few years. A pecan grove would seem to offer for the future the most certain source of large and regular revenue that can be thought of. Mr. F. A. Swinden, of Brownwood, Texas, has a pecan orchard of 400 acres that is just coming into bearing. To operate so large an orchard as this requires much capital, and he offers in an advertisement in this issue an opportunity to persons of large or small means to become interested with him in the ownership and management of it.

THE town of Tifton, Ga., is in the centre of one of the best peach and fruit-growing areas in the fruit belt of Georgia. Tifton itself has had a wonderful growth in the last few years, and many thousands of peach trees, grape vines and other fruits have been planted in the country around it. Messrs. Sibley & Co., at Tifton, are dealers in farm, fruit and timber lands in Southern Georgia, and would be glad to send any information desired about that section.

ELSEWHERE in this issue the wonderful growth that Tampa, Fla., has had in the last few years is told of. The Beckwith-Henderson Co., real estate and loan agents at Tampa, has in this issue an interesting letter to investors, which it will pay to read.

THE great Disston Company, of Philadelphia, which has been engaged for twelve years or more in large drainage works in South Florida, now owns and offers for sale 2,000,000 acres of land suited to every agricultural pursuit. They will sell small tracts to individual settlers, or will deal liberally with promoters of colonies.

THE town of Arcadia, Florida, is the county seat of De Soto county, and is the centre of one of the best winter vegetable sections in the southern part of the State. Punta Gorda, in the same county, is at the head of Charlotte Harbor, and is also surrounded by fine orchard and fruit and vegetable-growing territory. Mr. Albert W. Gilchrist, having offices at both Arcadia and Punta Gorda, advertises in this issue that he has fruit and vegetable lands for sale in all parts of the county as well as in adjacent counties, and town lots in Arcadia and Punta Gorda. It will be worth while to write to Mr. Gilchrist for specific information.

CHARLESTON, SOUTH CAROLINA.

The city of Charleston is the metropolis of South Carolina, and whether viewed from a social or historic or commercial standpoint is one of the most attractive cities in the South, having charms for the tourist, the man of business, and the student alike. Possessing the dignity and conservatism which are the inheritance of age, it is, at the same time, alive with that spirit of enterprise and progressiveness which is now so rapidly developing the immense resources of the prospering South. It has enjoyed for years the benefit of good government and is noted as being one of the cleanest cities in the country, which features, added to its genial climate, and its inviting surroundings, make it a charming and attractive winter home for residents from the colder latitudes.

Charleston is one of the oldest cities in the United States, having been founded in the year 1670. The city was named after Charles the Second, King of England, and even to this day its main shopping street is known as King street, and Queen street still survives. It has played an important part in all stirring epochs of American history and is indeed a battle-scarred city. Few places either in the old or new world are better known and thousands of tourists visit it each year attracted by the romance of its history, its charms of climate, and its unrivalled commercial advantages. Its population is some 62,500 in number.

Charleston is possessed of great natural advantages, the importance of which can not be overestimated. Its roomy docks are in sight of the ocean, and its splendid harbor can accommodate the merchant fleet of the world. Its terminal facilities are most excellent. Three lines of railroad enter Charleston and give it close connection with the great cities of the country. The first continuous line of railroad ever built in this country was the South Carolina Railroad, extending from Charleston to Augusta, Ga., 120 miles or more.

Charleston is an extensive cotton and rice market, and her commercial advantages are very great. Situated on a peninsula strikingly in shape like New York city, she has some twelve miles of river frontage. She is much closer to Western trade centres than the great Northern ports, and her extensive harbor is never closed by ice. She is nearer than New York to Memphis, Tenn., by some 562 miles, to St. Louis, Mo., by some 162 miles, to Birmingham, Ala., by some 621 miles.

The industrial enterprises of Charleston are numerous. She has an immense cotton factory weaving into cloth some of the fleecy cotton which crowds her port. She

excels in the production of fertilizers, producing more than any single city south of Baltimore. There are some twenty odd fertilizer manufactories in South Carolina, and seventeen of these are located in Charleston. With upwards of fifteen banks, national, state and savings, the city wields a large working capital, and is in a position to derive the best advantages from such sources.

Charleston is a city of many attractions, but the most beautiful of them all is its unrivalled Battery, a splendid park situated on the extreme south border of the city, on the shore of its beautiful harbor. It possesses one of the handsomest promenades in the world. Protected from the inroads of the sea by a massive granite wall, the park overlooks a capacious harbor studded with sail and of entrancing beauty. A magnificent driveway of asphalt adds to the natural charm of the place.

Among the city's historic structures is St. Michael's Episcopal Church, one of the oldest and most substantial church edifices in the South, which was erected about the year 1752. In its famous steeple hangs an historic chime of bells imported from England in 1764. When the British evacuated Charleston at the close of the Revolutionary War they carried off the bells as a trophy and sent them to London. Soon afterward they were purchased in that city by a former resident of Charleston who returned them to the church, and in a short while they were again sounding their sweet notes in the old steeple. In 1862, during the war between the States, the bells were sent to Columbia, S. C., for safe keeping, but unfortunately when that city was burned in 1865, they were ruined by the fire. In 1866 they were once more sent to England and by a very singular coincidence were recast in the very foundry in which they were originally cast, and soon afterwards were brought back to Charleston and again hung in the time-honored steeple.

The vicinity of Charleston presents many attractions which invite visitors to linger in her borders. Historic Fort Sumter lies in plain sight of the city at the mouth of the beautiful harbor of Charleston, and directly opposite on the shore of Sullivan's Island is located Fort Moultrie of Revolutionary fame. The neighboring islands are replete with historic interest.

A short distance up the Ashley river are the far famed Magnolia Gardens, whose wealth of Azaleas has been the admiration of thousands upon thousands of delighted visitors.

Inquiries concerning Charleston may be addressed to the mayor of the city.

THE SOUTHERN STATES.

NOVEMBER, 1895.

SOME NOTABLE FEATURES OF THE ATLANTA EXPOSITION.

By Gen. I. W. Avery.

The Cotton States and International Exposition is a completed thing in every respect, and is ready for the popular verdict.

So far, over 2700 journalists, singly and in bodies, have visited and thoroughly examined it and they have in a judicial way, as it were, pronounced it a success. These men of the press have represented the very best papers of the country and have come from every section of the whole Union.

There has been a universal expression that the exposition is a marvelous achievement for a town of 125,000 people, that it surpasses everything held in this whole land but the Chicago Fair, and that, while not as big as that great show, it approximates it in interest and merit, and surpasses it in some features. It has sifted out the surplusage of that, has brought things up to date and added new and valuable features.

There are two new and powerful factors in the Atlanta concern, yes three, that have excited wide and deep interest, attracted general and intense attention and evoked the thought and admiration of intelligent and progressive minds. The women and the negroes have shown up what they have done in a way that has stirred an overwhelming feeling, and the little building with Confederate relics has been an object of profound and minute study. The northern folks have sought it with an eager curiosity, and its old and pitiful curios have been strangely attractive and full of fascination.

The woman's building is a gem and a study from top to bottom. It has been evoked by a striking work on the part of the good women of Atlanta, who have conscripted the co-operation of the feminine brain and energy of the whole broad Union. From beginning to end its ideas have been original and intensely absorbing. The women raised the money for it themselves. They have kept it jealously womanly. A woman architect, Miss Elise Mercur, planned and superintended the construction of the rare structure, which is as beautiful as it is novel. Every feature of the woman's building is taking. The exhibit runs clear out of the beaten track of woman's customary part in fairs. It is directed on new lines. The wonted quilts and such like form small share in this marvelous collection of feminine achievement. There are here inventions and books of women, musical compositions, works of art, practical doings of all kinds, nursery and hospital manipulation, kindergarten teaching, business progress of the sex in the sterner fields of life labor, the campaign toils and deeds of feminine bread winners.

The women have branched out and trod new paths of remarkable display. The idea of getting up the colonial relics of this great land has materialized into a collection of historic things of absolutely immeasurable value, and rich in the aroma of tremendous annals. The array of illustrious old portraits is phenomenal. The miracles of historic interest are numberless. They have been garnered from every quarter, and

illustrate every glory of our colonial chronicles.

But this is not all. The women have gathered together every species of feminine conventions, from woman suffrage promoters to a congress of all human types, and the brainiest women of all kinds and from every locality have been brought to the exposition rostrum, and enriched the affair with their best thought and choicest eloquence. The contribution of the ladies to this enterprise is something extraordinary and entitles them to the highest praise.

The negro building, perhaps, has awakened the largest measure of interest. It has an especial attraction for everybody. Taken as the evidence of the progress of a people who were but thirty years ago illiterate slaves, it testifies alike to the development of the race under the fostering influences of our free civilization, and the beneficent care and help of the white people of the South, under circumstances of indescribable difficulty. The revelation is extraordinary and baffles expectation.

The whole subject of the colored race and its relations with its old owners has been environed with a thousand complications. Well intended but unfortunate interferences in the association of the two classes have retarded a proper settlement of racial problems, but in spite of this the Southern white and black have steadily moved forward to a correct appreciation of each other and to a harmonious co-operation for each other's good, and the unquenchable philanthropy and Christian interest of the old masters have wrought their favorable results upon the blacks, who are beginning to thoroughly realize that their best friends are their former owners.

The demonstration of negro advancement in this building interests all patriotic men and women, and it is a matter of pride and pleasure to both races. There is one very interesting display in this building. A colored woman named Carrie Steele has created a colored orphan institution, and has a display of her work with the eighty orphan children that she has in the asylum. It is remarkable. Carrie Steele started this enterprise in her

philanthropical spirit without a dollar. She was a slave herself. In a few years, and almost entirely with the help of her Southern white friends, she has built up this successful institution, and has four acres well fenced and cultivated, a good brick building well furnished, and an establishment completely organized, and she is supporting and enlarging this orphans' home daily. The institution is a monument to her genius and philanthropy, and it affords a magnificent opportunity for some wealthy humanitarian of the North to help her in her good course.

One striking feature of this exposition has been that in the nineteen great buildings devoted to the leading matters of exposition display, the exhibits have all been chosen from the best, and inferior displays have been denied admission. In the manufactures and liberal arts building three times as many applications were refused as were accepted, the standard of excellence being rigidly preserved. The aim has been to have the best of everything.

The exposition has been singularly fortunate in its officers. Mr. Charles A. Collier, the president and director general, has shown wonderful ability and poise of temper. He was the president of the Piedmont Exposition of 1887, taking hold of it at a dark moment in the enterprise and piloting it to success. The strongest evidence of his power has been that with a directory of sixty-six self-made, successful and masterful men, full of resources and plans, brainy and self-reliant, each with his own ideas and methods, he has been able to hold their entire confidence in his judgment, and in all disputed questions they have been willing to leave them to his single decision.

Broad in his ideas, deliberate and heedful, never hurried, patient in listening, quick to decide, thoroughly practical, with an undisputable equanimity of temper, always pleasant, firm as a rock, and unwaveringly polite, he has been the undisputed leader of the enterprise. Unaccustomed to public speaking, he has developed a remarkable capacity for saying the right thing in a felicitous way in the many speeches

he has had to make. His deliverances have been remarkably happy, and he says just the proper utterances.

The grounds are a model of beauty and architectural and scenic fitness and attraction, and Major Grant Wilkins has been the master spirit in their construction. The praise of the grounds has been unstinted and universal. Every one has eulogized their exquisite loveliness and the rare utilization of every scenic advantage. The scene presented is marvelously artistic and finished. Everything had to be done from the beginning. The undulations of the spot were tastefully used. The lake was created. The plaza, the drives, the walks, the steps, the pillars and statues, the terraces and eminences, all mark the highest landscape gardening skill.

Another officer that has accomplished signal results and shown exceptional ability has been Mr. Walter G. Cooper, the Chief of Publicity and Promotion, whose achievement of advertising the exposition has been something extraordinary. No man in such a position ever accomplished more. Indefatigable and inventive in resource, he has made a most masterly administration of this vital department of the exposition. Thousands of papers have pressed the enterprise, and there are numbers of enormous scrap-books with the voluminous outgivings of the press.

One of the notable matters of this exposition has been the scrupulous care and judgment in the plan to obtain absolutely just and impartial awards. The jurors selected have been of the highest character and undisputed leaders in their branches of business and art experience. A leading member of the board, who has been a judge of awards on five international expositions in Europe and the United States, the greatest of the world, including those of Chicago and Paris, told me that his associates were the highest and ablest set of men he had even been associated with in this duty. The exposition desired to combine ability, character and impartiality in the judges and secure absolutely unassailable awards. Every juror has been an expert in his line. Nine presidents and professors of colleges, the

first in the Union, are on the board. Working on a symmetrical plan, making an exhaustive examination and passing critical judgment, and doing the work in time for the awards to be made in the height of the exposition, and the premiums to be delivered and enjoyed before it closes, this arbitrament of results will be a model for all future expositions, and the premiums will have the highest possible practical value. The chairman, Dr. D. C. Gilman, president of the Johns Hopkins University, and the secretary, Dr. J. S. Hopkins, president of the Georgia Technological College, have done magnificent work.

The United States Government building and exhibit are confessedly the most valuable that has ever been made. Not so large as that at Chicago, it is better, more comprehensive, up to date and with the cream of everything. Every department has picked its choicest material, and using the experience of former trials has concentrated the excellence of its treasures. This exhibit has drawn unlimited encomium and created the greatest enthusiasm.

The foreign exhibits have also been and are one of the interesting and significant features, and enlisted a hearty appreciation. Europe has nothing but private commercial exhibits, but they are very beautiful. Of course, they do not represent the resources of their countries as do the government exhibits, but they are picturesque and constitute a lovely attraction.

The foreign government exhibits were all obtained by the writer and typify the progress of their countries. The foundation idea of this exposition has been the enlargement of the United States foreign trade with the Pan-American countries. This idea and the exposition are therefore the fruits of the Southern direct trade movement inaugurated several years ago, which has resulted in the establishment of a dozen new lines of steamers from Southern ports. The countries officially exhibiting and represented by official commissioners are Venezuela, Mexico, Chile, the Argentine Republic and Costa Rica. Venezuela is represented by Senors Luis M. Jove and Miguel G. Izio Coterell; Mexico, by

Gregorio E. Gonzalez; Chile, by Julio M. Foster; Argentina, by Dr. Gustavo Niederlein, and Costa Rica, by Richard Villafranca and Teodoró Mangel. Costa Rica has a building. The Chilean, Venezuelan and Mexican exhibits are in the transportation building, and the Argentine in the forestry building. All show their countries' resources, farm products, minerals, woods, manufactures, and meet the demands of the exposition idea of trade, while their national colors and coats of arms are tastefully displayed with pictures of scenery and industries.

These foreign exhibits are in charge of a charming set of men. They are the pioneers of the great commercial movement that the exposition has started and which must be vigorously prosecuted.

Every large building has notable exhibits worthy of study. The transportation building, besides having the three foreign exhibits, has many railway and steamship displays and the Nicaragua canal scheme completely outlined. In this building is the superb exhibit of the city of Savannah, one of the most varied, valuable and historic of the entire exposition. It has a model of the steamship "City of Savannah," the first steamship that ever crossed the Atlantic ocean, in 1819, built by Wm. Scarbrough, a Savannah merchant prince, the experiment inaugurating ocean steam navigation, which has revolutionized the commerce of the world.

There are many fine State buildings, among them the Pennsylvania, with the famous old Liberty Bell in it; the New York; the Illinois; the Massachusetts; the Connecticut; the California; the Alabama, with a superb display, and others. Many States have fine and comprehensive exhibits in the general buildings. Among these California shows her affluence of fruits; Arkansas, a wonderful array of resources; South Carolina, and some fourteen others.

Great railroad systems have great exhibits and some of them buildings. The Southern Railway is the only road entering the grounds, and has a fine building. To this great railroad system the exposition owes largely its success. With an unparalleled liberality and enterprise this road has used its great power and capital unstintedly to promote the undertaking.

The Plant System has also a unique building and a splendid exhibit, and its Plant day, when 1500 of its employees came to do honor to its great founder, Mr. Plant, on his seventy-sixth birthday, was one of the events of the exposition.

The Seaboard Air Line has another grand exhibit in the agricultural building.

The amusements of the exposition have been numerous and brilliant. Perhaps the finest of all its resplendent features of entertainment is the electrical fountain, a miracle of poetic beauty and splendor. The midway has its multitude of diversified enchantments.

The display of Southern resources is something imperial, and has amazed the unacquainted visitor.

The getting together of the soldiers of the blue and gray in brotherly harmony has been a vital result of the enterprise. Many of the leaders of the exposition are Federal soldiers. The visit of the New England Cotton Manufacturers' Association was a great business occasion, due to Mr. Richard H. Edmonds, the editor of the Baltimore Manufacturers' Record, who has made his paper the powerful organ and champion of Southern development. The visit of President Cleveland and his cabinet was another crucial event.

The next greatest event will be the foreign ceremonial day, when the foreign government exhibits will be formally accepted and Secretary of State Hon. Richard Olney, and the foreign ministers at Washington will attend.

THE DISTRIBUTION OF POPULATION.

By Charles A. Choate.

No thoughtful student of social problems can have failed to note the frequently threatening aspect of the extraordinary conditions that exist in this country concerning the distribution of labor.

On the one hand appears the alarming spectacle of vast masses of worthy human beings, willing, able-bodied and competent, involved in a death struggle with poverty, starvation and temptation, for want of employment or of adequate compensation for such employment as they are able to obtain; and on the other hand, in the same country, under the same government, with only a few scores or hundreds of miles of distance intervening, an almost illimitable area of fertile and desirable territory, untouched as yet by the magical influence of human industry and ingenuity, and possessing possibilities of development and resources whose marvelous capacities cannot even be imagined.

Why cannot these palpable extremes, each the complement of the other, be made to meet, and thus annihilate all intervening fields of doubt, debate and apprehension.

A glance at the statistics of our population, as exhibited by the results of the eleventh census, will enable the most casual reader to form a definite idea of the precise conditions now existing; and their relation to the "labor question" is too apparent to require demonstration.

The enormously rapid increase of population in cities is thus illustrated: In 1790 the percentage of urban population in the United States was 3.35 to each one hundred of the total population; in 1890 it was 29.12, an increase from one thirtieth to about one-third, and the increase during the past decade was from 22.57 to 29.12.

The census bureau divides the country into five grand divisions, known as

the North Atlantic, South Atlantic, North Central, South Central and Western Divisions, the several component States of which are familiar to most readers.

In the North Atlantic Division the ratio of urban population to each one hundred of the total urban population of the Union is 49.22; in the South Atlantic Division it is 7.79; in the North Central Division it is 31.76; in the South Central Division it is 6.29, and in the Western Division it is 4.94. Leaving out of comparison the last-named division, which includes the vast areas of uninhabited and perhaps uninhabitable country in the West and in Alaska, the comparison between the twenty-one Eastern and Northern Central States and the eighteen Southern and Southwestern States and territories shows the proportion of urban population in the first-named region to be nearly six times greater than in the last-named section.

The statistics of pauperism show that in the region first-named (the North Atlantic and North Central Divisions) the number of paupers in almshouses in 1890 was 77.7 per cent. of the total population of that class in the United States, while in the last named section (the South Atlantic and South Central Divisions) the number was only 18 per cent. of the total pauper population of the Union.

Thus it is seen that in that section of the country where the urban population is most dense, the number of paupers in almshouses is more than three-fourths of the entire pauper population of the Union; and where the urban population is only one-sixth of what it is in the first named section, the proportion of pauper population is less than one-sixth of the total in the Union.

The statistics of crime show similar relative proportions. In the two north-

ern divisions, coupled together above the number of prisoners in county jails, was 56.2 per cent. of the total number in the United States, and the number of prisoners in penitentiaries was 56.3 per cent; while in the two southern divisions, coupled together above, the number of prisoners in county jails was 34.8 per cent., and the number of prisoners in penitentiaries 34.7 per cent. of the total number in the United States.

So, with the statistics of insanity. The number of insane in asylums in the two northern divisions was 66.9 per cent. of the total number in the United States; while the number in the two southern divisions was 19.5 per cent. of the total number in the Union.

These results are not cited to prove, what every one must know, that crime, pauperism and insanity find the conditions for their highest development and most destructive effects in those regions when an extraordinary excess of urban population exist, but simply to emphasize the extent and destructiveness of their work, and to demonstrate the proposition that nine-tenths of all the "labor troubles" have their origin and primal cause in the unequal distribution of population in the United States.

This is "a free country," and people go where they please and live where they like (unless prevented by poverty); and the character of our institutions and the form of our government alike forbid the forcible transportation of unwilling individuals from one locality to another, by decree of the governmental powers, yet the existence of the conditions above described makes it eminently desirable that large numbers of the unemployed and suffering surplus population which throngs our large cities should, if possible, be sent to populate and utilize the now uninhabited and unused portions of the country.

How can this be done?

Why can it not be done in a manner similar to that now in vogue with respect to certain tribes of Indians? Similar, yet not the same, for these are forced to go, whereas no free and independent citizen of the land can or should be forced to change his place of

residence involuntarily. But in forcing the Indian to change his place of residence from one reservation to another, the Federal government does more. It provides food and shelter, and seeds, and animals and implements of husbandry, and teachers to instruct the Indian in their use, in seeking from the generous soil a peaceful and adequate subsistence for himself and his family.

If the government can or should do this for the unwilling Indian, it could surely do as much for a free, white, unemployed and poverty-stricken citizen, anxious to escape from the horrible conditions that surround him in the over-crowded city, and to find health, peace, fresh air and prosperity in the settlement and cultivation of a small portion of the vast, fertile, unoccupied regions of the country, and who is nevertheless prevented because he has not got and cannot obtain unaided the small means to start with in a new home, such as the government so generously and gratuitously supplies to the Indian.

Why not establish, by act of Congress, a new bureau of the Interior Department charged with the duty of assisting and promoting interstate emigration, by providing for advances for passage-money, building, supplies, animals and implements, to every worthy head of a family who is willing to leave the over-crowded cities and settle permanently on the unoccupied lands? Such advances could be carefully proportioned to the value of the land and secured by liens thereon, thus guaranteeing the treasury against loss. Special contracts for low rates of transportation could be made by the bureau with the transportation companies, and all kinds of supplies so advanced could be purchased in large bulk and issued to the intending settlers at actual cost. Each departing emigrant would leave behind him one more chance of employment and survival to those remaining, and reduce the number of those likely to become a public charge upon the community he leaves. The reduction of the number of persons seeking employment in the different branches of industry would enable those who remain to secure more adequate compensation for their labor,

without resort to unlawful combination or criminal violence, incited by their desperate condition, in the course of strikes, which would become obsolete.

An approximately just equilibrium between the demand and the supply of labor, both skilled and unskilled, might be expected as one of the probable results of such a plan, since its operations need not be confined to actual residents, but could be extended, under wise restric-

tions, to the newly-arrived foreign immigrant, aiding him to begin his career as a wealth-producer in any State or locality he might choose.

What member of the Fifty-fourth Congress will be the one to formulate these suggestions into a definite and practical system that shall effectually dispose of the labor problem and the tramp problem at one and the same time?

THE PEANUT: ITS CULTURE AND USES.

But little is known of the peanut outside of localities in which it is grown, and even where it is most largely grown its possibilities are, for the most part, not at all realized, and it is not by any means made to yield the highest results it is capable of. Taking into account all its sources of value, the peanut ought to be one of the most profitable of the general farm crops in the South.

The following facts about it are in the main condensed from a bulletin of the United States Department of Agriculture, prepared by R. B. Handy, of the office of Experiment Stations.

The yearly production of peanuts in this country is about 4,000,000 bushels, of twenty-two pounds, the bulk of the crop being produced in Virginia, Georgia, Tennessee and North Carolina. These 4,000,000 bushels, while fully supplying the present demand of the United States, constitute but a small part of the peanut crop of the world, as the exportation from Africa and India to Europe in 1892 amounted to nearly 400,000,000 pounds, of which 222,000,000 pounds went to Marseilles for conversion into oil.

The larger part of the American crop is sold by street venders, but small amounts are used by confectioners, chocolate manufacturers and for the manufacture of oil. Peanut oil is used for lubricating and soap making, and is a good substitute for olive oil for salads and other culinary purposes, and as a substitute for lard and cottolene and

butter in cooking. The residue from oil making, known as "peanut cake," is a highly valued cattle food in the countries of Europe, and is also ground into fine flour and used as human food. It makes good soup, griddle cakes, muffins, etc., and is one of the most nutritive of foods. The vines, when dried, become a very nutritive hay, readily eaten by stock, though requiring care in the feeding lest it produce colic.

The present uses of the peanut and its products are likely to be greatly extended and new channels of utility be found for it, as has been the case with cottonseed. With better methods of tillage and a larger yield per acre, the cost of production could be greatly lessened.

Few of the peanut planters pay sufficient attention to the rotation of their crops, but year after year plant peanuts in the same land, or at best change from peanuts to corn and then to peanuts again, with the result that the land rapidly deteriorates. Not only does the crop of nuts become smaller and smaller, but the vines, after a year or two of this treatment, lose their leaves before maturity, and thus the hay or forage part of the crop is practically lost.

When the land is kept in a good physical condition by the use of lime and proper culture, and a systematic rotation of crops is followed, it will not only retain its fertility and produce good crops for many years, but it will constantly increase its ability to

produce peanuts in paying quantities.

The peanut plant draws a large part of its nitrogen from the air, but it draws a considerable amount of phosphoric acid and potash from the soil. If the entire plant is removed from the soil the crop becomes an exhausting one, and the fertility of the soil must be restored by the use of manures and rotation of crops. If the peanut were cultivated as a green crop, and turned under in the ground (like clover and cow peas—species of the same family) it would improve the soil rather than exhaust its fertility, as under the present method of culture.

According to the eleventh census the average yield of peanuts in the United States in 1889 was 17.6 bushels per acre, the average in Virginia being about twenty, and in Tennessee thirty-two bushels per acre. This appears to be a very low average, especially as official and semi-official figures give fifty or sixty bushels as an average crop and 100 bushels is not an uncommon yield. Fair peanut land, properly manured and treated to intelligent rotation of crops, should produce in an ordinary season a yield of fifty bushels to the acre, and from one to two tons of excellent hay. Of course better land with more liberal treatment and a favorable season will produce heavier crops, the reverse being true of lands which have been frequently planted with peanuts without either manuring or rotation of crops. Besides the amount of peas gathered there are always large quantities left in the ground which have escaped the gathering, and on these the planter turns his hogs, so that there is no waste of any part of the plant.

While the peanut has been cultivated in the United States to a limited extent for a number of years, it is only since 1866 that the crop has become of primary importance in the eastern section of this country, which seems peculiarly adapted to its production.

Between 1865 and 1870 the rapid spread of the culture of peanuts was phenomenal. Each year doubled and at times increased threefold its crop over that of the preceding year, so that this country, from being a large importer of west African nuts, was soon

able to supply the domestic demand with the home-raised article.

Virginia, North Carolina and Tennessee produce a large part of the peanut crop of the United States. Within the last few years this crop has ceased to be as profitable as heretofore. The method of culture—the annual planting of nuts on the same land, the lack of proper rotation of crops, the complete removal of all vegetation from the land, and the failure to replenish the soil by means of fertilizers—has been a great factor in reducing the profits of the crop by reducing the ability of the land to produce such crops as were previously secured in that section, so that now instead of an average of fifty bushels per acre, with frequent yields of over 100 bushels, the average in the peanut sections is not over twenty bushels, while the cost of cultivation has been but slightly reduced.

As regards food value peanut kernels, with an average of twenty-nine per cent. of protein, forty-nine per cent. of fat, and fourteen per cent. of carbohydrates in the dry material, take a high rank, and should be classed with such concentrated foods as soja beans, cotton seed, etc. The vines are shown by analysis to be superior to timothy hay as a feeding stuff, and but slightly inferior to clover hay. The food value of the hay is of course higher the greater the percentage of nuts left on the vines in harvesting. The hulls also appear to possess considerable value as a feeding stuff, being much richer in valuable food constituents (protein, fat and carbohydrates) than cotton hulls, which are extensively used in some localities in the South as a coarse fodder, and about equal to the poorer grades of hay. The ground hulls are used to a considerable extent as a coarse fodder in European countries. Peanut meal (the ground residue from oil extraction) is a valuable feeding stuff, highly appreciated and extensively used in foreign countries. It contains, as the averages of over 2000 analyses show, about fifty-two per cent. of protein, eight per cent. of fat, and twenty-seven per cent. of carbohydrates, and is therefore one of the most concentrated

feeding stuffs with which we are familiar, ranking with cotton-seed meal, linseed meal, etc., and in some cases ahead of them.

As regards fertilizing constituents, the peanut, like other leguminous plants, is rich in nitrogen and contains considerable amounts of phosphoric acid and potash. The kernels are as rich in these constituents as the kernels of cotton seed and the vines are nearly as valuable as a fertilizer as those of cowpeas.

The Virginia running variety of the peanut, being most widely known and most popular with the trade, may be taken as the typical American peanut. Its vines are large, with spreading branches, growing flat on the ground and bearing pods over almost their entire length. The pods are large and white, weighing about twenty-two pounds to the bushel.

The Virginia bunch variety grows erect and fruits near the taproot, but produces pods very closely resembling those above described.

There are two varieties in Tennessee, the white and red, the white closely resembling the Virginia running variety and the red producing somewhat smaller pods with kernels having a dark red skin. This variety matures earlier than the white, yields fewer pops, or imperfect pods, has a less spreading habit, and on account of this difference in growth is perhaps somewhat more easily cultivated.

The North Carolina (or African) variety grown in the Wilmington section of the State has much smaller pods than those just described, weighing twenty-eight pounds to the bushel, the kernels containing more oil than those of other varieties.

The Spanish variety has a relatively small, upright vine, forms small pods near the taproot, and can be planted much closer together than any of the others, thus producing a very heavy crop to the acre.

The North Louisiana Station found the Spanish a desirable variety, easily harvested, all of the peas adhering to the vine. It required a much shorter period to mature, and planted as late as July 1

matured a full crop in that latitude before frost. The pods filled out well, forming few if any pops.

The Georgia red nut, like the similar variety in Tennessee, has medium-sized vines growing up from the ground and fruiting principally near the taproot, with three or four kernels to the pod.

These comprise all the varieties cultivated in this country. The peanut of India and Africa resembles the North Carolina variety in size, and is raised principally for the oil which is contained in its kernels.

The peanut requires a climate in which there is a season of five months free from frost. It is probable that on suitable soil the peanut will grow in any latitude where Indian corn will thrive, but whether it will be a profitable crop depends upon other considerations than its ability to withstand the climate. The most favorable weather for the peanut is an early spring, followed by a warm summer of even temperature, with moderate moisture and free from drought and an autumn, or harvesting time, with very little precipitation, as rain injures the newly gathered vines and nuts. Again, it is probable that the quality of the nut depends upon climatic conditions, as it is true that the nuts grown in tropical countries contain much more oil than those of the same variety grown in temperate latitudes, so that the proposition has been laid down that the oil content of the nut is in inverse proportion to the distance from the equator. The nuts most in demand by the American trade are those raised between the parallels of 36° and $37\frac{1}{2}^{\circ}$ north latitude, as they contain the least oil, therefore being better for use as human food.

A sandy loam, neither too dry nor too sandy, yet light and porous, produces the most marketable peanuts, because it is nearer the natural color of the peanut shell, and the trade for which American peanuts are raised demands a light-colored shell, but equally sound and well-flavored nuts may be produced on other soils. In fact, almost any soil that can be put in a friable condition and kept so will produce peanuts, provided it contains a sufficient quantity of lime.

The presence of lime is necessary for

the development of the nuts, as without lime there may be luxuriant vines bearing nothing but pops. If the soil does not already contain lime in sufficient quantities the deficiency must be supplied by the use of some form of commercial lime, such as burnt oyster shells, burnt limestone, or marl.

It should be clearly understood that constant cropping without the use of proper rotations or manures must eventually impoverish both the soil and the planter.

The time of planting depends upon the latitude, the distance from the sea, and the elevation of the section in which the seed is to be planted. In Virginia from May 1 to 20 is probably the time during which the larger part of the crop is planted, danger of killing frosts being past by that time, although some farmers plant the last week of April and others not until early in June. In more southern latitudes planting takes place in April, and farther north not before June. In no section should the seed be planted until all danger of the young plants being injured by a late frost is over.

Peanuts should be planted in well-pulverized soil to a depth of four inches. The distance between the rows should be from 28 to 36 inches, varying with the fertility of the soil and the variety. Fertilizers should be applied broadcast before planting, but they may be applied in the rows and at the time of planting. Carefully shelled and selected kernels should be used for seed. The seeds should be planted from twelve to twenty inches apart, two to the hill, and covered about an inch deep, either with a hoe or a small turn plow. All grass and weeds must be kept out of the field, and the soil kept loose and open, that the tender "spikes" may meet with no resistance in penetrating the ground. Experiment has not shown any definite result favoring either the ridge or level culture, and the nature of the field selected for the crop will be the best guide as to the method to be adopted. The crop should be laid by in July, or as soon as the vines have spread sufficiently to keep down the weeds, or to make the passage of the harrow between the rows

dangerous to the developing pods.

The nuts should be out of the ground before the first frost, as it is injurious both to the vines, when regarded as fodder, and to the kernels. It may be necessary to dig the crop some time before frost is feared, because early formed nuts when frost is long delayed begin to sprout, and the loss to the farmer from that cause would be greater than the gain from the maturing of the later nuts. Besides, if peanuts have been cultivated in the same land for several years the vines often will drop their leaves and are thus greatly injured for use as hay.

In harvesting the crop, the practice is to pass down each side of the row with a plow, made especially for the purpose, without a moldboard, and with a "sword," or long cutting flanges welded to the point. The plow is run deep enough to sever the taproot without disturbing the pods. The vines are then lifted from the ground with pitchforks, and placed in rows; they are afterwards stacked around short poles. Two weeks later the pods are dry enough to be picked off.

After the peanuts are picked they should be cleaned before being sacked. The necessity of cleaning is of course not so great as it was prior to the establishment of recleaners or factories, but still the cleaning of the nut would not only leave a large number of pops and saps on the farm for the feeding of stock, but would doubtless cause the nuts to bring a price sufficient to justify the expense of cleaning. The sacks used for peanuts are either sixty-six or seventy-two inches long, and wide enough to hold four bushels, or 100 pounds. Even should the farmer not intend to sell his nuts at once, he should at least sack them, as an attempt to keep them in bulk might cause them to heat. In filling the sacks care must be taken to fill each corner, and the entire sack should be well distended, yet not tight enough to crush the shells. Put away in a dry, airy place, peanuts will keep in these sacks several years, should it be necessary to do so.

Since the establishment of peanut

factories, or "recleaners," in nearly every community in which much attention is paid to this crop, the planter has ceased to especially prepare his nuts for market, selling them as "farmers' stock" to those factories or recleaners, where they are subjected to a treatment of fanning, polishing and sorting before being put upon the market. This process is simple and inexpensive.

The machinery, neither costly nor intricate, is placed in a four-story building in such a way that the peanuts are not handled from the time they are put in their uncleaned condition in the hoppers on the fourth floor until on the first floor they are sewed in bags, branded and marked ready to ship, with the exception that in the course of this process they have passed over a movable table in the form of an endless belt, between two rows of operators somewhat skilled in the detection of immature and faulty nuts, which are picked out and put into a separate receptacle, only the good and merchantable nuts being allowed to pass into the bag beneath; these are the hand-picked "factory stock" of the trade.

In describing the uses of peanuts it is scarcely necessary to more than refer to that use to which fully three-fourths of the American-raised crop is devoted. The nut is sorted in the factory into four grades, the first, second and third being sold to venders of the roasted peanut, either directly or through jobbing houses. The fourth grade, after passing through a seller, is sold to confectioners to be used in the making of "burnt almonds," peanut candy and cheaper grades of chocolates. The extent of the use of the peanut by the American people will be more fully appreciated when it is remembered that they use 4,000,000 bushels of nuts yearly (at a cost to the consumers of \$10,000,000), which do not form a part of the regular articles of food, but are eaten at odd times.

The nut is used by the planter as a fatterer for his hogs. The planter also makes use of the vine under the name of peanut hay, which is carefully saved and fed to all kinds of live stock, furnishing the best and cheapest hay to be found in the peanut section.

Millions of bushels are being used in the countries of the Old World for the production of oil, in which the nuts are very rich. This oil is regarded as equal to olive oil, and may be employed for every purpose to which that is applied. This oil forms from 30 to 50 per cent. (by weight) of the shelled nut; it has an agreeable taste and smell, and is more limpid than olive oil, which it very much resembles. Examinations of peanut oil manufactured in Tennessee show it to be very similar in character to cottonseed-oil and olive oil. It is sweet, palatable and clear, and in fact great quantities are used, unknown to the consumer, instead of olive oil.

In India, Europe, Brazil and this country it is used medicinally in the place of olive oil, and it is also employed by manufacturers as a substitute for the latter in fulling cloth. As a lighting fluid it lasts a long time, but does not give as clear a light as other burning oils. It is a durable, nondrying oil of a light straw color, and it is for its oil that the nut is imported into Europe, many gallons being used in the manufacture of soap and as a lubricant in machine shops.

The most important secondary product of peanut-oil manufacture is the oil cake, or meal, which remains after the oil has been extracted by pressure. This sells for from \$30 to \$33 per ton in Germany, where it is used for feeding cattle and sheep. After all the oil which can be expressed has been secured there still remains considerable fatty matter in the cake, which, together with its other contents, makes a most valuable animal food.

Dr. W. R. Robertson, of England, in his experiments with peanut cake as a food for horses at the India farm, of which he was manager, found that six pounds of cake per day was sufficient to keep a horse in good working condition.

In reference to its use as feed for other animals he says:

"I have used the cake very extensively in feeding working cattle; an allowance of four pounds per head per day, with forage, kept the animals in perfect health and condition. For fattening cattle I do not know of any

better food, in regard alike to its feeding value and to the superior quality of the beef produced.

"As a food for dairy cows it is admirable, both in increasing the yield of milk and in improving its quality. The butter of cows so fed is firmer and keeps much better than that of cows fed on any of the ordinary oil cakes. A daily allowance of four to six pounds of the cake, given in the form of paste, and mixed with two or three pounds of wheat bran, constitutes a perfect food for milch cows. I have had cows so fed for several years, yielding well and breeding regularly. For sheep there is no better food than earthen cake, but for these animals I found it best to give the cake dry and broken into small pieces. I had a large flock fed on the cake for several years, and never knew any bad results attending its use. The ewes so fed bred regularly, milked well and reared excellent lambs, while the mutton of these cake-fed sheep was of superior quality.

"Many experiments have proved the value of the cake as a feed for pigs. For these animals it was usually made into a thin gruel and given mixed with bran. The same preparations, but in not quite so thin a condition, constitutes a superior food for fattening poultry. The flesh of poultry fattened on the cake is white, fine and of superior quality."

From the above, and as a result of the various analyses, it can be concluded with certainty that the peanut cake is an excellent cattle food and can be made extremely valuable if judiciously mixed with other foods less rich in oil and nitrogenous constituents.

A grade of food for animals known as "peanut meal" is made by grinding the hulls, immature peanuts, and those of inferior grades, such as pops and saps, and a certain portion of sound nuts mixed with other ingredients. This is carefully prepared, having all the dirt and foreign matter eliminated. The fibre is also to a large extent extracted, as well as the fluffy matter, and the meal is probably in a favorable condition for stock. The composition compares favorably with that of many foods now on the market.

There is nothing in this preparation which cannot be secured by the farmer himself without any expense, if he will take ordinary care in separating his marketable peas from the refuse stock before selling, which latter would be a valuable addition to the somewhat meagre supply of winter fodder ordinarily provided by the farmers in the South for stock other than their work animals.

Although the experiment made with peanut meal and biscuits as food for the German army was not so successful as to induce the authorities to adopt it as a part of the rations, still analysis has shown conclusively that it is a most nourishing food for man, and as compared with other well-known forms of vegetable and animal food it has a high nutritive value.

During the years between 1861 and 1865, peanut oil was manufactured by at least four mills in the Southern States, and used as a lubricant by railroads for locomotives, by wool and cotton spinners for their spindles, and by housewives instead of lard as shortening in bread and pastry. The cake was eaten by many living in the vicinity of the mills, and was very highly spoken of by those who used it, as a palatable and nutritious food for man.

The following is a comparison made by Professor König, based on the price in Germany of the following twelve principal foods reduced to "units of nutrition:"

Comparison of the nutritive value and cost of twelve principal foods.

	Nutritive units per pound.	Cost per 1000 units in cents.
Skim milk.....	98.2	10.4
Skim-milk cheese.....	870.0	11.0
Full milk.....	145.5	11.5
Bacon.....	1,275.7	15.5
Butter.....	1,186.3	20.4
Veal.....	525.9	22.2
Beef.....	530.9	26.0
Peas.....	778.6	4.2
Potatoes.....	138.2	5.1
Rye flour.....	603.6	6.0
Rice.....	534.6	10.0
Peanut meal.....	1,425.0	3.0

It follows, therefore, that peanut meal is not only the most nutritious, but by far the cheapest of this whole list of food materials.

LET US HAVE THE TRUTH ABOUT THE SOUTH.

By William H. Edmonds.

The rapidly increasing flow of population from the Northwest to the South is giving great concern to some of the newspapers of that section. The Sioux City, Iowa, Journal in its alarm over the situation is filling its columns with the most absurd and mendacious statements about the South. Here is the sort of stuff it is publishing in its wild and vain attempt to stem the tide:

"The truth about the matter is that there is not much cheap land in the South for the Northern farmer. There are millions of acres of poor land there that he can buy, but poor land is never cheap; it is dear at any price. When you pass below the south line of Tennessee into the region of the Gulf States you pass into a region which is utterly strange to the Northern farmer. It is a cotton country, not a grain or a grass country. The great mass of it is worthless for ordinary farming, much of it absolutely worthless for any kind of farming. It will produce only meager returns even when fertilized, and such crops as can be raised at all are crops which the Northern farmer knows nothing about and the cultivation of which it requires many years to learn. Such land would be dear as a gracious gift if the acceptance required the Northern farmer to leave his old home."

It is quite true that the far South is in a sense "strange" to the newly arrived farmer from the North. Doubtless paradise will be very "strange" to those of us who may be fortunate enough to get there. Farmers who have gone from the North to the South have thought it very "strange" that they could grow not only everything they had been accustomed to, but a multitude of other things besides, that the same land could be made to yield two or three or more crops a year, that

they could live better than they had ever lived before without working half as hard, that the heat in mid-summer was but little greater than they had been used to all their lives, and that the fall and winter and spring were a prolonged period of delightful temperature, that under the influence of the soft, mild, equable climate, they have better health than they had ever known before, that they had the whole year available for profitable farm work, instead of being limited to five, six or seven months, that their neighbors instead of being possessed of horns and tails were "strangely" like themselves and were kind, hospitable, generous, law-abiding, educated, God-fearing, church-going people, eager to welcome all well-behaved new-comers.

The Sioux City writer not knowing anything about the South himself should have consulted authorities before committing himself to definite and specific statements about it. If he had only taken the time and had the gumption to find out something about the region he writes about with such assumed positiveness, he would never (possibly, there's no telling) have so stultified himself as to say that it is exclusively a cotton and not a grain or grass country, that "the great mass of it is worthless for ordinary farming, much of it absolutely worthless for any kind of farming," that "it will produce only meager returns even when fertilized," and that "such crops as can be raised at all are crops which the northern farmer knows nothing about and the cultivation of which it requires many years to learn."

When he says "below the south Tennessee line into the region of the Gulf States" he means, presumably, Georgia, Florida, Alabama, Mississippi and Louisiana.

These five States produced in 1894, according to the report of the statistician of the United States Department of Agriculture 128,929,486 bushels of corn. Isn't corn a "grain?" Is corn something that "the Northern farmer knows nothing about?"

From the same high authority it may be learned that these States produced in 1894 2,085,357 bushels of wheat, 15,715,915 bushels of oats and 585,951 tons of hay. Does the Iowa farmer know nothing about wheat and oats and hay?

The eleventh census reports give us statistics of some products not included in the Agricultural Department's review of "principal crops." From the census we learn that the five States we are talking about produced in 1889 1,742,446 bushels of peas and beans, 1,005,581 pounds of tobacco, and in dairy products, 176,485,283 gallons of milk and 44,977,364 pounds of butter. Does the Sioux City Journal maintain that the Northern farmer is ignorant of beans and that he has no acquaintance with tobacco or with milk and butter?

The products of the truck farms of this region make up a very considerable item. The census report on trucking divides the country into districts, the southern districts being the South Atlantic, comprising North Carolina (except the eight northeastern counties, which are included in the Norfolk district), South Carolina, Georgia and Florida, the Mississippi Valley district, including Alabama, Mississippi, Louisiana, Kentucky and Tennessee, and the Southwestern district, made up of Texas, Arkansas, Missouri and Kansas. The value of the 1889 crops in the South Atlantic district is put at \$13,183,516. The principal trucking in North Carolina is done in the northeastern counties. Taking off for the remainder of North Carolina and for South Carolina one-fourth of this valuation, there is left as the value of the shipments from Georgia and Florida \$9,887,637. The value of the 1889 crop in the Mississippi Valley district is put at \$4,982,579. One-fifth of this would probably be a liberal allowance for Tennessee and Kentucky. Taking this off,

there is left \$3,986,064. So that the value of truck farm products in the five States under discussion aggregated something like \$13,800,000 or more. The development this industry has had since 1889 would undoubtedly bring this up now to \$20,000,000. Surely there are some farmers even among the readers of the Sioux City Journal who are familiar with the raising of potatoes, cabbage, tomatoes, strawberries and such "truck."

Then in fruits—not tropical fruits, but such fruits as are grown everywhere, these five States produced in 1889, the census year, as follows: Apples, 4,077,515 bushels; peaches, 9,821,183 bushels; pears, 193,549 bushels; plums, 228,954 bushels, besides very considerable yields of cherries and other fruits.

Thus it will be seen that this reviled section produces largely all the ordinary farm, garden and orchard crops.

The statistics that are given here become the more significant and striking when it is remembered that this section of the South has since the war, until a few years ago, confined itself largely to cotton as a farm crop and is only now beginning to diversify its products. If so soon after entering upon this new policy in agriculture it is already producing its present crops of grains, grass, pulse, dairy products, vegetables, fruits, what an overwhelming demonstration of its capabilities in this direction it has made!

It is worth while to stop here a moment to say something in detail about grass; because of its importance, because a prevalent notion is that the grasses cannot be grown in the far South, and because the Sioux City man says specifically that this is not a grass country.

The SOUTHERN STATES has recently published in successive numbers a series of articles on grasses in the South by Col. M. B. Hillyard, of New Orleans, a Northern agriculturist who went South twenty years or more ago. Colonel Hillyard shows by the results of his own long-continued experiments and of his exhaustive and comprehensive investigations, and by the testimony of noted agricultural writers in the North,

that in the extreme South nearly all the Northern grasses can be grown, and that many not suited to the North grow luxuriantly in this region, and that it is essentially and pre-eminently a grass country. The proof he furnishes is ample, conclusive and unassailable. His articles printed in the SOUTHERN STATES are scattered broadcast over the country, and it is not necessary to repeat any part of them here. I may, however, quote briefly, from the highest official authority, in further substantiation of the statement that the South is a grass country. In the report of the botanist of the United States Agricultural Department, embodied in the annual report for 1893 of the Secretary of Agriculture, there is mention of a series of forage experiments in Mississippi, Louisiana, Florida, Georgia and North Carolina, conducted by the department. The report says in regard to the forage experiments:

"As emphasizing the value of these experiments, and as indicative of the manner in which the South has taken up the cultivation of the best forage plants, the statement may be made that the census returns for 1880 show that in the five states in which these experiments have been conducted the yield of hay was .86 ton per acre, as compared with an average of 1.14 tons for the whole United States. The report of the Division of Statistics for November, 1893, shows that during that season these five States had increased their yield to 1.66 tons per acre, while the average for the entire country was 1.32 tons."

How is that for a region that "is not a grass country?"

It should be borne in mind that the statistics that have been given in this article do not comprehend the products of the whole South, but only of the five States supposed to be indicated in the phrase "below the South Tennessee line into the Gulf States," where according to this careful and conscientious writer "such crops as can be raised at all are crops which the Northern farmer knows nothing about."

And what are these strange and mysterious "crops" which the Northern

farmer knows nothing about "and the cultivation of which it requires many years to learn?" Does the Sioux City Journal hold that the Northern farmer is so stupid, so lacking in adaptability, so ignorant of the general principals of soil tillage, so little capable of learning from people around him, that it will take him years to learn how to grow any plant that he may happen not to have been growing all his life? The writer has from time to time in the last few years met a good many Northern farmers in the South, but he has not yet encountered any of the helpless sort that the Journal would seem to be published for. One of the most conspicuous of the distinctively Southern crops grown in this Gulf coast region is rice. The States of Louisiana and Georgia alone have produced in the last five years an average annual crop of 124,420,503 pounds of rice, 111,634,080 pounds of this being the average of the Louisiana crops for the five years.

If the editor of the Sioux City paper will take the time to visit Crowley and other centers of the rice section of Southwest Louisiana he will find thousands of Northern farmers, and many hundreds from his own State, who so easily mastered the difficult and intricate science of rice growing that they have made, as clear profit out of their first season's crop, enough not only to pay the cost of living but in many cases to pay also for the land they had bought to grow it on.

There is no mystery about the raising of rice in this Louisiana rice country, and no crop in Iowa or elsewhere in the North can be raised with less care or labor, and none with anything like such certainty of results as this.

And so as to other products of this Gulf country. The farmer who could not learn by inquiry and observation enough about any of the things ordinarily grown to raise them himself successfully the first year would be too obtuse to make a living at farming or anything else anywhere.

Let us see further about the plea that "the great mass" of the land in these States "is worthless for ordinary farming,

and much of it absolutely worthless for any kind of farming."

The character of the soil in this part of the South was pretty thoroughly covered in the article on "The South and the Northwest," published in the June number of the *SOUTHERN STATES*. The seeker after information will find there a mountainous accumulation of testimony from the highest authorities in refutation and demolition of this absurd claim. It may be worth while to supplement that article by a single citation here, which is from Farmer's Bulletin, No. 18, issued by the United States Agricultural Department, on "Forage Plants for the South: "

"In the region covered by this work there are four types of soils, which embrace fully nine-tenths of its area. There are (1), the yellow loam and clay uplands; (2), the alluvial river bottom lands; (3), the black prairie regions; and (4), the pine woods region. * * *

"The yellow loam and clay uplands include a large part of North Carolina and the northern portions of Georgia, Alabama and Mississippi. They are also found in northern Louisiana and in some parts of Texas, where they merge into the pine woods lands. The land in the western part of this region, from Mississippi to Texas, is mostly rolling and well drained, contains an abundance of lime and is naturally very fertile, but often hard and compact, containing but little sand and suffering severely from drought. In the Eastern section the soil generally has less lime, is much lighter and more sandy, and so can be more easily worked. * * * Bermuda grass, Johnson grass, lespedeza (Japan clover), red clover and melilotus furnish the principal hay crops of this region. * * * Bermuda grass meadows may be pastured through the winter without injury. * * * About 165 species of grasses are native to this region, and many of these furnish large amounts of hay. * * *

"The river bottom lands are found along the courses of all the larger streams in the eastern section, and cover a large portion of western Mississippi, southern Louisiana and eastern Texas. These soils are almost wholly

of recent alluvial formation, are rich in humus, and usually contain an abundance of lime, together with more or less sand. Many of them are subject to overflows and nearly all of them suffer from want of drainage. Being more fertile than the uplands, they produce larger crops of hay and afford a much wider range of choice in the selection of varieties. For permanent meadows on these lands Bermuda grass, Johnson grass, red top, alfalfa and red clover all do well. Of the true grasses Bermuda grass makes hay of the best quality. Its yield is from three to four tons per acre in two cuttings, and it is not injured by short overflows. * * * Where the soils are fairly well drained red clover does well and is one of the best crops which can be grown, as the hay finds a ready market at good prices. * *

"The black prairie soils are found principally in western Alabama, eastern Mississippi and eastern Texas, but though the most fertile in the whole country they need peculiar treatment to make them productive. While ordinary commercial fertilizers and even liberal applications of stable manure produce little effect on them, the plowing under of an occasional green crop seems all that is necessary to keep them in a high state of productiveness * * * For the production of hay alone, without regard to its effects on the soil, Bermuda is the best grass which can be grown as a permanent meadow. Under proper management, however, these lands are so productive for corn and cotton that most planters prefer to rest the fields with some crop which will give prompt returns in hay and which will at the same time prepare the soil for some future hoed crop. * * * Melilotus is thoroughly at home on these soils and in nearly all localities has been so satisfactory that little else seems to be needed * * *

"The pine woods region reaches from fifty to 150 miles back from the coast and extends in an unbroken line from Carolina to Texas, except where interrupted by the mouths of the larger rivers. The soil is usually a sandy loam, containing but little lime and underlaid with a heavy clay subsoil. Where the woods are

open native grasses flourish in great abundance and thousands of cattle and sheep are raised which never see a pound of hay or grain. * * * Along the Gulf coast crab grass and Mexican clover form the bulk of the hay crop. Both of these plants 'come in' on the cultivated lands and both make a heavy spontaneous growth late in the season, maturing at the same time, and if cut before becoming too ripe makes most excellent hay. * * * In Florida the best winter pastures have been made from alfalfa and Texas blue grass, while along the Gulf coast carpet grass and the large water grass have been more valuable."

So much from an unimpeachable source as to the character of the lands in these States and incidentally in enforcement of the grass idea! But suppose we go further, and subject them to the crucial test of money earning capacity, as shown by actual and authoritatively determined results!

Bulletin No. 378, of the eleventh census, on "Statistics of Agriculture," gives the number of acres of cultivated land in each of the States, and the estimated value of all farm products in each in 1889. From this it is easy to get at the average value per acre of the products of each State. This is found to be, in Louisiana \$14.39, in Mississippi \$10.70, in Alabama \$8.60, in Florida \$10.54, in Georgia \$8.59. The average in Iowa, the State from which the editorial wail quoted in the beginning of this article emanates, was \$6.26. The averages for other Northwestern States were: Nebraska, \$4.38; South Dakota, \$3.16; North Dakota, \$4.56; Minnesota, \$6.40. The averages for the rich States of the Central West were: Ohio, \$7.29; Indiana, \$6.27; Illinois, \$7.19. The averages for the two great agricultural States of the East were: New York, \$9.85, and Pennsylvania, \$9.18. The average for the whole country was \$6.87. The difference in favor of these five Southern States may be more graphically shown by a comparison in tabular form of their averages with those of the United States at large, of the North Atlantic Division (comprising Maine, New Hampshire, Vermont,

Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania); the North Central division (comprising Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, Kansas); and the Western division (comprising Montana, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Idaho, Washington, Oregon, California), as follows:

Average value per acre of farm products, 1889. Computed from total area of land in cultivation and total value of all farm products.

United States.....	\$ 6.87
North Atlantic Division.....	9.88
North Central Division.....	6.13
Western Division.....	6.76
Georgia.....	8.59
Florida.....	10.54
Alabama.....	8.60
Mississippi.....	10.70
Louisiana.....	14.39
Average for these five Southern States.....	10.56

There are the figures! Let this sapient Iowa editor read them and re-read them and ponder them with such equanimity as he can command! What has he to say now about the worthlessness of the farm lands in these Gulf States? Let him observe that the average value per acre of farm products in these five States is greater than the average for the highest division of Northern States, and is 50 per cent. higher than the average for the Western division, 50 per cent. higher than the average for the North Central division, which is made up of the great agricultural States of the central West and the Northwest, and 50 per cent. greater than the average for the whole United States. When he has digested these comparisons let him go back a paragraph or two and notice again how his own and adjacent States show up along with these States "below the South Tennessee line" and in "the Gulf region."

These figures will not surprise those who are familiar with agricultural conditions in the South. They only accentuate and enforce what is well known to every intelligent person who has had opportunities for comparing the farming capabilities of the South with those of other parts of the country. When the Northern farmer harvests his crop of wheat or corn he has gotten out of that piece of land all it will produce that year; the Southern farmer, on the other hand, is

likely to have gotten some other crop out of the ground before he planted his corn and to follow the corn with a third planting. This is but one of the innumerable advantages that have been so often set forth in these pages.

Moreover, the returns for these Southern States include the products of the farms cultivated by thousands of shiftless and improvident negro tenant farmers, whose wretched methods and consequent meager crops bring the averages down far below what they would be if computed upon the returns from white farmers alone.

Further, the methods that prevail with a large proportion of even the white farmers are not such as are calculated to bring about the best results of which the soil is capable. With a wider application of modern ideas and improved methods of tillage the yield of even the present acreage could be enormously increased. The statistics of average yield per acre of corn, wheat, oats or other products in these States do not by any means indicate what the soil can produce when treated properly or show what results are obtained by the better class of farmers.

Again, the figures used for these comparisons are based on returns for the year 1889. It is well known that the South has made great advances in agriculture in the last five years and it may safely be assumed that the same comparisons, if made with statistics compiled from the crops of 1894, or 1895, or from an average of the crops of the last five years would show even a greater difference in favor of these Gulf States.

It may not be amiss to add here some telling figures bearing on Southern agriculture from the book, "Facts About the South," by R. H. Edmonds, editor of the *Manufacturers' Record*:

"Recent census publications, although three years behind time, make it possible to compare the agricultural and manufacturing advance of the South from 1880 to 1890 with that of the country at large. The result is a remarkably favorable showing for the South. Starting in 1880 with total farm assets, which includes the value of farms, implements, etc., of \$2,314,000,-

000, the South made an advance by 1890 to \$3,182,000,000, a gain of 37 per cent. During the same period the increase in all other States and territories was from \$9,790,000,000 to \$12,797,000,000, or 30 per cent. In studying these figures it should be remembered that the South had little or no immigration to help to swell the volume of its agricultural products, while other sections had the benefit of a large proportion of the 5,000,000 foreigners who landed here during the decade, the number that settled on Western farms probably being a large majority of the total.

"The total value of farm products of the South in 1880 was \$666,000,000, against \$1,550,000,000 for the remainder of the country. In 1890 the South produced \$773,000,000, a gain of \$107,000,000, or 16 per cent., while the gain in the rest of the country was only \$141,000,000, or 9 per cent. With just one-fourth as much total assets in farm operations as the balance of the country the South had \$107,000,000 increase in production out of a total of \$248,000,000, or nearly one-half. The South had \$3,182,000,000 invested in farm interests in 1890, and the total products were \$773,000,000, or a gross revenue of 24.1 per cent. on the capital. All other sections combined had \$12,797,000,000 in farm operations, and the product was \$1,687,000,000, or 13.1 per cent. gross revenue, only a fraction more than one-half as much in percentage of production as the South's."

If the Iowa editor has anything further to say as to the worthlessness of Southern lands the public will no doubt be glad to hear him. It is interesting to note that no Northern State is more largely represented in the South than Iowa. In almost every community in the South where there has been Northern settlement there will be found farmers from Iowa. This is a conspicuous fact, observed by nearly everybody who has contact with this Southward movement of agricultural population. Several Iowa colonies have settled in Arkansas. There are probably several hundred Iowa families living in southwestern Louisiana. They may be found

in large numbers in eastern Texas. They are scattered over Mississippi. Many have bought farms in western Tennessee. They make up a good part of the general volume of immigration that is finding its way into Alabama, Georgia and other Southern States and they may be encountered in all parts of Florida. Even within the last few weeks a company has been organized in Iowa to settle up 200,000 acres of land in Florida.

No, the farmers of Iowa and of the North generally are finding out what kind of a country the South is, and

they are not to be scared out of going there.

It is gratifying to be able to say that most of the Northern papers are frankly and honestly acknowledging the great advantages and attractions of the South, and many of them are generously exploiting and emphasizing these advantages. The occasional exceptions furnish opportunities for bringing out and making plain the real facts about the South. These Ananiases will probably continue to pop up here and there every now and then, but they may count on having it made very warm for them.



THE SOUTHERN STATES.

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WILLIAM H. EDMONDS,
Editor and Manager.

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The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Misleading Descriptions of the South.

The editor of a Northern farm paper, describing a trip to the Atlanta Exposition and telling about the character of the country he passed through on the way there and back, uses this language :

"One thing that especially impressed us everywhere was the fact that any one expecting to find such land as is so common here will be greatly disappointed. Here we have whole sections of clay loam that are almost level, where drainage used to be absolutely essential before our drought summers began. Nowhere on our route did we see any level land except in basins among the hills and in the bottoms along creeks and rivers. The cost of drainage would be very small indeed in making farms on the line of our route of travel. On most every farm of 100 acres or more there are hills and valleys, with occasional level spots between. The hills are generally worn bare of good soil, but the valleys or basins below have often caught

and held their fertility, and it is there we find the fields of corn or cotton, or sorghum."

And then he goes on to tell in a fair and commendatory way about some of the advantages and attractions of the country that he traveled through.

What is said in the foregoing quotation is correct as applied to such part of the South as he saw, but most people are apt to think that any particular locality in the South represents the South at large, and the ordinary reader would get the idea from this article that the whole South is made up of hills barren of good soil, and alternating valleys. In the first place, these so-called barren hills are barren simply because of neglect and wretched methods of cultivation. But independently of that there is in the South every character of soil and contour of surface that can be found anywhere in the country. The South is an area of large extent. The fourteen States commonly classed as Southern States, comprise an area of more than 800,000 square miles. Its eastern limit is on a line with Eastern Pennsylvania and Central New York; westwardly it reaches as far as Colorado. The distance across this area is equal to the distance from New Jersey through Pennsylvania, Ohio, Indiana, Illinois, Missouri and Nebraska to Wyoming. Here is a wide enough range of country to furnish any kind of soil the farmer may want, and soil suited for any agricultural purpose. Within this area are the highest mountains east of the Rockies and thousands of miles of low lying coast, with all intervening altitudes and all grades and conditions of soil, and nearly all geological formations, between.

There are millions of acres of rugged mountain lands, millions of acres of high, level plateau lands, millions of acres of foothills, millions of acres of piedmont lands, millions of acres of level plains, millions of acres of rich alluvial river bottom lands, millions of acres of broad level prairies with soil as deep, rich and black as can be found anywhere in the West. But all these are not to be seen in one day.

Persons who travel through the South on any particular line of railroad get the idea that what they see from the car windows along that particular road is representative and characteristic of the whole South.

Those who go South to investigate should not be satisfied with traveling across one State or the whole South on any one line of railroad. And when they publish the results of their investigations they should be careful to have it understood that they are describing not the South but particular parts of the South.

The Atlanta Exposition.

General I. W. Avery, of Atlanta, Ga., has in this issue of the *SOUTHERN STATES* a very interesting article on some notable features of the exposition. There is no man better qualified to write of the exposition than General Avery. He is a close observer; he has a keen perception and an accurate judgment, and is a careful and conscientious writer. Moreover, he has been intimately associated with the exposition management from the inception of the enterprise. As a commissioner of the exposition he visited in its early days nearly every important city and town in the United States for the purpose of arousing the interest of boards of trade and other commercial and industrial organizations. Having completed this important work he was sent to South and Central America, and succeeded in spite of what seemed insuperable obstacles in having

the congressional bodies of nearly all the republics of South and Central America make enactments providing for governmental exhibits at the exposition. This work and the work the exposition itself is doing in furthering trade between the South and the South American republics is a sequence of the valuable work that General Avery has been doing for several years in behalf of direct trade between the ports of the South and those of Europe and South America.

An Indiana Editor's Impressions of the South.

The editor of the *Indiana Farmer*, published at Indianapolis, has been to the Atlanta Exposition and he is going to tell his readers something about his observations in the South. By way of introduction to a preliminary article on the South he says:

"While on our Atlanta trip, October 8 to 16, we made numerous enquiries and gathered many facts regarding the advantages of the region through which we traveled for farming pursuits. With the eyes of a Northern man, accustomed to Indiana farm scenery and crops, we carefully inspected the country from the car windows, noting the appearance of the soil, the 'lay of the land,' the crops, the houses and barns, and all else that we thought a farmer would be interested in, and especially one who thought of trying to better his condition by removing to the Southland."

A few extracts from the article will show the spirit and temper in which it is written:

"Southern farmers are giving more attention to corn and wheat than formerly and raising less of the staple [cotton]. They are thus benefiting themselves in two ways: by saving the cost of food for their families and their stock, and increasing the price of their money crop. Heretofore they have bought most of their flour and meal from the North and devoted all their tillable land to cotton. They are learning better. But they have not yet learned how to restore the exhausted fertility of their soils without expensive commercial fertilizers. We saw but two or three fields of clover south of Nashville, though much of the distance being traveled in the night, we cannot say but there are other such fields that we did not see. We feel safe in expressing the belief, however, that clovering is not a common practice at the South. Yet we have a reason to know that the

plant succeeds well where it has been tried, especially crimson clover. * * *

"We had opportunity to see the effect of high cultivation on a tract of new land some eighty miles west of Atlanta. We were surprised at the fertility of the soil and the wonderful growth of the vines and fruit trees. We were told that vineyards in the vicinity had borne full crops for thirty years and more consecutively, and that it is expected the vineyards at this place now less than a year old will after two years from planting yield regularly from 6000 to 15,000 pounds of choice grapes per acre. As they mature from one to two months earlier than at the North, they sell at from eight to twelve cents a pound net and afford a very handsome profit. New York grape growers are content with a profit of two cents per pound, for with a yield of 10,000 pounds per acre, which is not unusual, they make \$2000 from a ten-acre vineyard.

Considering the delightful climate, the pure water of that region, and its romantic scenery, the inducements are strong to locate there, and it is not surprising that scores of Northern people are taking land and improving it."

And he promises in subsequent articles to say something about Southern grains, grasses, fruits and vegetables.

Now here is an honest investigator. He went South to learn, not to search out material to be used in decrying the section, and he is going to describe conditions as he found them, truthfully and without bias or prejudice. Where there are disadvantages he may be expected to point them out, as he should: but he may likewise be relied upon to emphasize the compensating and overshadowing advantages. Where there is ground for criticism of methods and policies, he will doubtless criticise, but what is worthy of commendation we believe he will freely commend.

We give prominence to this because it is in such striking contrast with the utterances of another Western paper, discussed elsewhere in this issue.

The *Indiana Farmer*, by the way, has always been an honest paper in its treatment of Southern questions. Nearly twenty years ago it published a number of interesting and valuable articles on the agricultural advantages of the Gulf States,

written by one of its editors and others. The extract given below, written by Dr. A. C. Stevenson, of Greencastle, Indiana, who was then president of the American Association of Short Horn Breeders, and who made several visits to the South, investigating its capabilities for grass-growing and stock-raising, was published in the *Indiana Farmer* in February, 1876. It is valuable now as the testimony of an expert and a Northern man. He had been investigating Mississippi and Louisiana, and wrote:

"The inducements to emigrants to come South instead of North and West are many. The winters are so mild as not to stop the production of many of the necessities of life during the whole season. Cattle may be kept through the winter with little or no food, as many are kept; the comforts to man and beast during the winter season are most striking. All and more that can be raised North or West can be raised here. Here corn can be raised with the most slovenly cultivation; ground plowed three inches deep with one small mule, when it should be plowed eight. Oats do well, and may be sowed in the fall and pastured all winter. In the northern part of this State wheat products are entirely satisfactory. Barley grows and produces finely. But there are crops here of very great value, in addition to anything that can be grown in the West. Rice is alone a southern product and one of great value as an article of food and in demand everywhere. Sugar is also a Southern product, and one of universal consumption. Cotton is also a Southern product of world-wide demand. These are in addition to the field and garden crops of the North and West, and are no insignificant product, but of the greatest market value and in which the South can have no competition, so that the market in these articles is always sure. This brings us to the realization of another fact: The better markets that must be realized by those producing breadstuffs here (grain and meat) over those who go West. * * * This being one of the great markets for all such products, and the South must continue to be a market for such products as the West grows, so long as cotton and sugar are produced, these products may be as well grown here as West. * * * I can select lands here with fine dwellings which will cost half the value of the land, at \$12 per acre, which will yield, with western culture, forty bushels of corn per acre, and which will yield at two mowings during the season, two tons of hay. The winters are satisfactory. But you ask me what of the summers? Personally, I

cannot answer. But here are a number of men from Indiana, who testify most positively that the summers are not perceptibly warmer than they are in Indiana, and the nights are even pleasanter. The summer, or warm season, is longer; that is the only preceptible difference. * * * The country is undulating, generally, and a more robust people are not to be found in the United States."

Mr. Sparks and the Georgia Southern and Florida Railroad.

It is stated that, as a result of differences of opinion on matters of policy, and consequent friction, Mr. W. B. Sparks will not be any longer at the head of the Georgia Southern and Florida Railroad. This will be a cause of profound regret to all disinterested persons who are familiar with Mr. Sparks's work and its results since the initiation of this road. In large measure the originator and creator of it, he has from the beginning—first, as president, and later, as receiver, managed it ably and aggressively. In its methods and policy it has been one of the broadest and most progressive roads in the country. It is particularly notable for the intelligence and energy that have been directed to the building up of the country tributary to it. Its territory, largely a wilderness when first opened up seven or eight years ago, has been made one of the most prosperous parts of the South. Factories have been established, towns have grown up, and Northern agriculturists have been induced to settle along the line of the road, and wide areas of uncultivated lands have been transformed into prosperous farms, orchards and vineyards.

The friends of Southern development will hope that Mr. Sparks will not be long withdrawn from the sphere of work for which he has demonstrated that he is so admirably fitted.

Foreign Immigration.

The immigration question, as related to the progress and development of the South, is being discussed by many of the newspapers of that section. Although the South

has little, if any, need of additional labor, being more favorably situated in this respect than any other part of the country is or ever has been, the Southern papers appear to have arrived at the conclusion that it would be a good thing if a portion of the stream of European immigration flowing to our shores could be turned in their direction.

It is undoubtedly true that the magnificent development of the Northern and Northwestern States is largely the result of immigration. While the white population of the South is chiefly composed of the descendants of Englishmen who came to this country in the colonial period, the North is largely populated by immigrants and descendants of immigrants from Ireland, Germany, Scandinavia and other countries of continental Europe. Many of the newer States made great and costly efforts to bring immigration within their borders, and most of them were benefited by such enterprises. But among the immigrants that have been pouring into the country in recent years there have been many thousands of "able-bodied men" who have not been helpful to the communities in which they have settled. They have added to the squalor of the slums in all our cities, and have changed some of the mining sections and communities from peace, order and comfort into vice, strife and wretchedness.

The immigrants that the South needs most are men with a little money to buy farms. We are glad to know that she is getting this class in large numbers. The movement of farmers from North to South promises much more for Southern development than can be derived from foreign immigration. We admit, however, that the latter will be desirable just as soon as some plan can be devised for sifting it.—*Washington Post*.

THE SOUTHERN STATES has maintained all along that indiscriminate foreign immigration would be a curse to the South. In an editorial on this subject, printed in the September number, the following words were used:

"The South wants and expects to receive a heavy immigration within the next few years; but it must be of the right sort, and she will be found heartily seconding any efforts which may be made to place governmental restriction on the character of foreign immigrants who seek a foothold on American shores."

Further than that, of the foreigners now living in this country, there are many hundreds of thousands whom the South cannot afford to encourage to settle within her borders.

IMMIGRATION NOTES.

The Good Work Goes On.

Mr. C. A. Gilbert, 215 Dearborn street, Chicago, writes as follows in regard to the colonization operations of himself and Mr. J. W. Crow, mentioned in a recent number of the SOUTHERN STATES:

"Our principal interest in the South is in connection with the Land Department of the Augusta Southern and Carolina Midland Railways. The investments mentioned in the Augusta papers are merely an incident in the general plan of colonization. Mr. Crow and myself are the Northern land and immigration agents for the above roads, and during the brief time we have been acting in this capacity have met with a greater degree of success than we had anticipated. Our plan consists in placing before the people of the Northern and Western country as faithfully as possible the actual conditions and advantages existing in many of the Southern States. During the past decade the entire attention of the country has been focused upon the marvelous growth of the West, and it is surprising how very few people seem to comprehend the wonderful growth which during the same period has been going on in the Southern part of the country. Our plan is simplicity itself. We only seek to draw the attention of the people to these facts and then induce them to go with us, see for themselves, and draw their own conclusions. The results of such observations can be best summed up by quoting from a returning Northerner, who, the other day, expressed himself as follows:

"I am delighted with the country, with the climate, and above all with the people. To a Northern man all three are revelations. I found as fine land as I ever saw in my life, under a perfect state of cultivation, and with good improvements upon it, selling for less than the same quality of wild land in the North. I saw manufacturing running night and day. I saw on

every hand, reflected in the faces of the people, evidences of thrift and prosperity, in striking contrast to the pinched and drawn looks of the Western people. But enough of what I saw, the greatest argument I can make is that I bought, and if the Almighty allows me to live sixty days longer I and my family will be counted in the next census of the Southern States."

"This I think tells the story better than I can. We wish for you every success, and if at any time we can be of assistance to your valuable paper, or to the country you so ably represent, we place ourselves and our limited capabilities at your disposal."

A Big Immigration Scheme in Eastern Texas.

Mr. Edward M. Bates, of Kansas City, Mo., has bought 50,000 acres of land in Jefferson county, Texas, near the city of Beaumont. The land has about six miles frontage on the Neches river and ten miles on Sabine lake. It is the purpose of the purchaser to sell the lands out in small tracts to farmers from the North and West. A large part of the land is suitable for rice cultivation, and a system of drainage and roads and a system of canals for irrigation will be constructed. The farms will be divided off and improved with buildings, fences, irrigation and drainage facilities, etc., and leased to settlers for a share of the crops to be raised, with an option of purchase during a stated period. A large part of the land is suitable for fruits, vegetables, cotton, corn, sugar cane, etc.

A Florida Colony.

Messrs. Wilson & Hafer, of Chicago, who have been working up a colony to be settled in Clay county, Fla., near Green Cove Springs, about thirty miles south of Jacksonville, took down in October a Pullman train of excursionists. There were 163 in the party. Over seventy of these

bought land varying in area from ten acres up to 120. Several of them went with their families and household goods prepared to stay. Others who had not previously made up their minds, decided, after seeing the country, to settle, and will return for their families. Those who have bought land, it is said, all have money enough to live on comfortably until they can begin raising crops.

Florida Immigration.

The new settlement at Linton, in Dade county, Fla., seventeen miles south of West Palm Beach, is growing very rapidly. About 200 families from the Northwest have already settled there since the 1st of September. They are busily engaged in getting lands ready for winter crops. Among the new settlers is a Mr. Thompson, of Manistee, Mich., who went there as the representative of 150 families, with the understanding that if he was favorably impressed and made an encouraging report these 150 families would move down there. Instead of taking time to go back and report, as was expected, Mr. Thompson, after a thorough investigation of the region, sent a telegram to the effect that he, as well as the new settlers who had already moved down, were delighted with all the conditions, and were confident that the settlers would prosper, and he urged all who could do so to move down at once.

Another one of the settlers is Mr. James Gardiner, a Canadian, who is said to be investigating for 400 or more persons in Canada. In answer to inquiry after he had made investigation, he said:

"I have never been so well pleased with any place, and I have so written home to my friends who will compose the Canadian colony. I am going to settle here and my family will follow me as soon as I can make room for them."

In answer to the question, "Why do people in Canada wish to go South?" he said: "Well, for one reason, the climate in Canada is so severe that farmers can work but a few months in the year, while the remainder of the time they almost freeze to death."

Hon. William S. Linton, member of Congress from Saginaw, Mich., who is the president of the South Florida Land Co., which is promoting the Dade county settlement of these lands in South Florida and

which controls 500,000 acres of South Florida lands, when asked what means had been used to induce the settlers to move to Florida, said:

"Well, we did not ask them to pay anything on the land till next spring, by which time they will have been able to raise a crop. In this way we showed them that we had confidence in what we were doing, and thus gave them confidence in the place. We also secured low rates of fare for them, and, besides, winter is about to begin in the North, and if they remained there it would have been necessary to buy extra clothing, fuel, etc., and they could go to Florida about as cheaply under the circumstances as they could stay at home. We are having all that we can do to take care of the settlers as fast as they arrive. A few are coming every day, and they at once begin operations to clear up their land. The people are now living in tents, and the place is dotted with these white structures. I have already been the cause of bringing a large number of thrifty colonists from Michigan and Wisconsin to Florida, and many more are going to follow. Those forming the advance guard are delighted with their new homes in the South. They can not only live well and in comfort the year round in Florida, but in mid-winter, when the North is ice-bound and desolate, they can send big crops of vegetables to the Northern and Eastern markets at prices that will make them rich."

Another Colony Enterprise in Alabama.

Mr. P. Sid Jones, Birmingham, Ala., immigration agent of the Louisville & Nashville Railroad, has sold to a colonization agency in Chicago 8000 acres of land in Southern Alabama, on the Gulf coast. Mr. Jones writes that the property will be cut up into ten and twenty-acre lots for winter homes for Northern people, who will plant pear orchards and pecan groves.

A Swedish Colony.

A dispatch from Montgomery, Ala., says: "A distinguished party, consisting of Col. W. D. Chipley, of New York; H. Patterson, of Norway; O. Burgstrom, of Guttenberg, and S. Solini, of Stockholm, Sweden, passed through the city yesterday en route from Southern Alabama and Florida to New York. These gentlemen are inter-

ested in locating a colony of Swedes in the South, and were attracted to West Florida by the character of its exhibit at the Atlanta Exposition, with which they were delighted. For two weeks they have been camping out in the woods of Franklin, Washington and Calhoun counties, Florida, and Geneva and Covington counties, Alabama, and are highly pleased with the country. They will make arrangements to bring a large colony down without delay.

HON. Joseph A. Brown, of Chadbourn, N. C., is having great success with his "Sunny South Colony," started recently on 1600 acres of land near Chadbourn. The colony continues to grow. The new settlers will engage for the most part in truck farming, for which the region is admirably adapted. The locality is particu-

larly suited to strawberries and other small fruits and to tomatoes, and grapes of fine flavor, both for table use and for wine, grow in great abundance. Pears and other fruits do well. Corn and sweet potatoes have always been staple crops.

MR. A. KINPERS, representing, it is said, 800 families of Hollanders in South Dakota, has bought lands in Bolivar county, Miss., and the 800 families of Hollanders will move down and settle on them.

IN an article in this issue on the "Distribution of Population," Mr. Charles A. Choate, editor of the News, Pensacola, Fla., makes an original and novel suggestion as to governmental action in behalf of a more uniform distribution of the population of the country.



GENERAL NOTES.

Some of the Advantages of Alabama.

From a paper read before the last meeting of the Alabama Press Association the following extracts are taken:

"The opportunities of the present time are in the South. Every condition for wealth getting is here in much greater profusion than in any other section of the country, and the facilities for utilizing them are exceptional. * * * Our climate is far superior to the North and West. People can live here cheaper and better than elsewhere, and those diseases so fatal in colder climates are uncommon. * * * While Alabama offers great inducements to the wealth seeker and the promoter of industrial enterprises, it is doubtful if the attractions she has to offer them are superior to those she has for the home seeker and farmer. The attractions she has for the lover of rural life are magnificent—fertile soil, abundant rainfall, generous sunshine and a variety of crops that can be grown in the temperate zone in addition to those that are essentially Southern. The topography of the country is beautiful, both from an artistic and agricultural standpoint. * * * Fine lands can be bought in Alabama for less than one-third the price paid for inferior lands in the Northern and Western States. Even close to the cities the price is less than that asked for Western lands twenty miles from a town of a few hundred inhabitants and eight or ten miles from a shipping point.

"Our long working season allows the farmer to keep his land in cultivation ten months in the year, and enables him to produce a variety of crops from a much smaller area than is required in a less genial climate. * * *

"From April until November it is gentle summer—not the fierce, hot, blistering summer of the North—but summer with beautiful flowers, soft breezes, showers like angels' tears and a mild warmth that seems to fill one with love for all mankind. Every-

where are flowers. Gardens are a mass of verdure, while trees are covered with fragrant blossoms, and the songs of myriads of birds fill the air. There is no great heat, but the gentle warm air, that causes vegetation to grow with a rapidity that is almost incredible.

"Our winters are exquisite, with just enough frost to remind us that there is such a thing as winter after all, but seldom cold enough to call for heavy overclothing. Our winter climate is conceded to be superb, but it is questionable if it is superior to our summers. The entire year is delightful, and we doubt if there is a place on this mundane sphere that has a better climate or one more conducive to longevity. * * *

"The mill men have become awakened to the fact that cotton can be manufactured in the South to much better advantage than elsewhere, and the more enterprising have secured Southern locations or invested heavily in Southern mills. One of the leading Massachusetts manufacturers has estimated that the cost of manufacturing a pound of cotton is $1\frac{1}{4}$ cents less in the South than in the North. Her climate is well adapted to the spinning of fine yarns. The cotton grown here is of excellent quality and extra long staple. * * *

"It is believed that the New England mills will be forced to either move their plants South or establish mills here to co-operate with the Northern mills, as the difference in the cost of production will enable Southern manufacturers to place goods upon the market at a price with which, under present conditions, the former cannot compete. * * * All that has been said of cotton can in a great measure be said of iron and wood. Here we have inexhaustible deposits of splendid iron ore, and lying by its side are fields of coal so immense that figures stating the amount contained in them are hardly comprehensible. Our forests contain nearly every variety of wood known to the temperate

zone, and, with the exception of pine, are practically in their virgin purity. What an array of attractions for manufacturers! The prime factors that enter more or less into all industrial arts are here in profusion. Cotton, iron, lumber and coal, combined with broad rivers, excellent railroads and a magnificent seaport, are the attractions Alabama has to offer to the industrial world, and there is no doubt that as they become thoroughly known they will prove irresistible."

Working for the Development of Texas.

A meeting of the Texas Immigration & Industrial Association, with delegates from different parts of the State, was held at Waco, October 15th. The following patriotic paper, issued by the president of the association, Wm. J. W. Riggins, of Waco, some days prior to the meeting, is commended to the public-spirited citizens of other Southern States:

"We believe it the duty of every citizen to give up some money, some mind and some time to the development of his community, advertisement of his State and defense of his country. The indications are now that there are more men in Texas who appreciate the value and importance of a concerted action to advertise the multifarious resources of Texas than ever at one time in Texas' history.

"1. There is the road law to be enacted or amended to give activity to the same.

"2. There is a general advertisement of our resources

"3. There is the canalizing of Texas rivers by an appeal to national legislation.

"4. There are deep water ports to be secured on Texas coasts.

"5. There are factories, railroad building and immigration bringing, which can better be accomplished by a concert of action than by feeble efforts made only in spots.

"We want every live community in Texas to be represented at this meeting, and appeal to you to see to it that from two to five of your livest, most wide-awake citizens are here.

"Responses from all parts of the State have been received, with list of delegates sent in, but there are many communities not heard from, and we would ask you if your name or town appears upon the roll, and if not, why not, and request that you

at once see to it that it is represented at the coming meeting of the association. Act promptly and energetically, and we will inaugurate a new era in the progress and prosperity of our State."

Winter Gardening in the South.

At a farmers' institute, held in October at Cameron, Texas, a paper on gardening, by Prof. R. H. Price, of College Station, Texas, was read. The following extracts from it, meant for Texas, are equally applicable to all the far South:

"During the past three years I have tested over 300 varieties of vegetables, and have grown two gardens each year. In some respects the fall garden was better than the spring garden. The best cauliflower I have been able to grow in Texas was cut the 24th of last December one year ago. Fine cabbage which weighed from three to five pounds per head were cut during the following month of January. On the 24th of last December I gathered good celery from our gardens. Snap beans, turnips, tomatoes and Irish potatoes have been grown all fall until frost in December. Many of these vegetables grown in the fall can easily be kept over winter. I have kept the fall crop of Irish potatoes very successfully, placing them in sand in our potato house. Fall cabbage will keep well if it be pulled and the heads be placed in a trench dug in the ground and then covered with dirt just before the freezes come. I have cut tomato vines the first of September loaded with green fruit and hung them up in a house where they would not freeze, and in about ten days to three weeks they ripened up as nicely as they did in the summer. In this way I have had fresh tomatoes for my Christmas dinner. Egg plants, which are usually hard to bring on for an early summer crop, yet if they be cultivated well all summer, and even if the drouth seems to almost kill them, they will start off to grow again when the fall rains come and will bear a heavy crop. I have grown a heavy crop of okra this summer without any cultivation whatever. The ground which had okra seed on it from last year's crop was simply plowed in the spring for a crop of peas, but the okra came up so thickly that I decided to let it stand, and there it flourished and bore a heavy crop all summer.

The okra plant is a first cousin to the cotton plant, and will stand much drouth."

The Nashville Exposition.

The Tennessee Centennial Exposition, to be held at Nashville in 1896, is making good progress. The exposition company has advertised for competitive designs for the exposition buildings, which are to be as follows:

1. The art building, 228x101—a reproduction of the "Parthenon."
2. The commerce building—floor area, 75,000 square feet.
3. Transportation building—floor area, 50,000 square feet.
4. Machinery building—floor area, 40,000 square feet.
5. Electric building—floor area, 20,000 square feet.

The general style of architecture is to be "colonial."

Crops in Texas.

Notwithstanding the cotton shortage in Texas, this has been a great crop year for that State. Even in cotton the yield will be light only in comparison with her own crops. No other State ever produced as much as Texas will this year. Last season was a record breaker for all the leading cotton States, but the combined cotton production of the three ranking next to Texas—Georgia, Mississippi and Alabama, in the order here given—was only 3,500,000 bales, as compared with over 3,200,000 raised in the Lone Star State.

Last year Texas' cotton crop exceeded most estimates made in the summer by about 700,000 bales. The present crop has also probably been underestimated. That is the opinion of Bradstreet's cotton correspondent at Dallas. If the crop is to be as light as predicted by some, it is very strange, he says, that so many new cotton gins, compresses and oil mills are being pushed to completion. "The fact is that Texas' cotton crop will surprise many if it does not equal or exceed 2,000,000 bales." That would give her about 700,000 bales more than were ever grown by any other State.

The same correspondent places Texas' corn crop this year at 100,000,000 bushels, or about 30,000,000 more than she produced last season. Only two States in the

Union—Illinois and Missouri—raised more corn in 1894 than Texas has this season. Fully half the crop will be marketed.

Wheat and oats in Texas have done fairly well and hay much better than usual. It is expected that the hay crop will bring \$5,000,000, or nearly \$400,000 more than last year's. Texas has also increased her sugar production. It has been a good year for melons and fruit and vegetables of all kinds, and likewise for the nuts, which are an important staple.

Taken as a whole, the crops of Texas have been above the average this year. The only notable shortage is that of cotton, and the indications are that with the advance in prices the crop will net the planters more than last year's. Corn is lower in consequence of the immense crop throughout the corn belt of the Mississippi Valley. If the price continues to decline, Texas can utilize her surplus corn in fattening hogs and cattle. She has an unusually big crop this year, and has also increased her supply of cattle. The price of cattle has advanced, making the stock-raising business much more profitable than it has been heretofore in several years.

The farmers of Texas have good reason to be satisfied with their crops this season.—St. Louis Republic.

Something From Edward Atkinson.

Hon. Edward Atkinson, of Boston, in a recent letter telling about some things he saw in the South on his recent visit to the Exposition has something to say about agriculture:

"In former days cattle were allowed to range through the streets and roads, and therefore to range through the woods and unfenced fields. At present cattle must be fenced in; the roadways, woods and fields are therefore left free from their destructive effects. The result of this has been that one of the leguminous plants known as lespedeza and certain vetches, on which the cattle formerly browsed with the utmost avidity, preventing their diffusion, are now free to cover the scarred and gullied lands, pending measures for their improvement. These plants are holding the soil and rendering the color green even after such a fierce drought as has lately prevailed in that section. Through this influence, and under the most ju-

ditions and careful instructions emanating from the Department of Agriculture, the gullied hillsides and waste fields in this section are being renovated. One of the most noticeable object-lessons of the exposition will be found in the department of forestry. It consists of a model of the Southern farm as it was, the Southern farm as it is in the process of renovation, and the Southern farm as it will be when the hillsides are terraced, the gullies filled and the renovating plants, cow-pea vines and others fully made use of for the restoration of fertility. It is also interesting to note that a demand exists for cheap appliances to render the work of terracing simple and easy. These will be found in the exhibition.

"This brings attention to what has long been manifest. The 'pea-vine farmer,' so called, is the coming man of the South. The soil had long been washed from the hilltops and hillsides into the rich bottom lands, giving reason for Dr. Cloud, of Alabama, to denounce the old methods of agriculture in scathing words: 'You have gullied your hillsides and blasted your prairies, and, while possessing the best forage plants of the world, have rendered yourselves dependent upon the North for fodder to feed your cattle.' All that has changed. In the neighborhood of a great many cities there are sections known as 'pea ridges,' where the former poor whites held land of very low value, while the great planters owned and occupied the rich bottom lands. The great plantations have gone to pieces, some of them are almost waste places, others occupied only by negro renters, while the pea ridges, notably in the neighborhood of Columbia, S. C., have been brought by the 'pea-vine farmers' into a state of high fertility, and are now worth tenfold per acre what they were a few years ago. * * *

"One factor in improvement is very conspicuous in the building devoted to agriculture, namely, the great number of the leguminous plants—peas, beans, clover and the like—which, drawing nitrogen from the atmosphere, renovate the soil. Among these the peanut may become one of the most conspicuous. Having fourteen years ago made a complete forecast of the future of the cottonseed oil industry, of which the product is now rated at \$30,000,-

000 to \$50,000,000 a year, I ventured at this exhibition to predict as great a development in peanut oil, meal and fodder as has occurred during the last fourteen years in respect to cottonseed."

The Agricultural Department's Distribution of Plants.

The United States Department of Agriculture raises every year on its farm many thousands of plants for distribution throughout the country. This season it will send out 85,000 cuttings of grapevines, comprising twenty-five varieties which were grown out of doors. Twenty-two varieties of olives are grown under glass to be distributed in the South. Of these 10,000 will be produced, some varieties being best for oil and others most suitable for pickles. From thirty variety of figs 1500 cuttings will be taken. To this list will be added 100,000 strawberry plants of forty varieties, 5000 camphor plants raised from seed, pineapples, guavas, oranges and lemons. Olives and figs are distributed only south of North Carolina; camphor plants south of Savannah and pineapples in Southern Florida, due regard being had for the climatic conditions suitable for the raising of these products.

Exposition Notes.

JURIES OF AWARD.

The exposition managers have shown wisdom and judgment and discernment in the appointment of judges. Dr. D. C. Gilman, president of Johns Hopkins University, who is commissioner of awards for the exposition, and is, therefore, president of the jury of awards, has arranged a system for judging, as follows:

1. After careful consideration of the merits of various systems of awards, it is decided to recognize four degrees of merit.

(a) Honorable mention will be made of a large number of exhibits, good in their various departments and worthy of official recognition, either because of the processes involved in their production or because of the results attained.

(b) Medals in bronze or in silver will be awarded for higher degrees of merit. It is impossible in brief general phrases to indicate the qualities which constitute "merit" in exhibits so diverse as those that will here be brought together, but in each de-

partment the jury will decide what is entitled to the bronze medal and what to the silver medal.

(c) In addition to the three classes of distinction already named, which are open to all exhibits, there will be a limited number of exceptional awards. The diplomas in this group will declare that the recipient is entitled to a gold medal. These will be bestowed upon exhibits of pre-eminent worth and widespread importance, and they will be bestowed in order to call the attention of the country to noteworthy indications of mechanical, industrial, intellectual and artistic progress. For example, inventions of far-reaching significance, public works of widespread influence, new and noteworthy educational establishments, improvements in the production of staple articles, advances in the arts of transportation, contributions to the enjoyment of life (parks, museums, etc.), will be considered.

For the judgment of these exhibits a board of highest award will be constituted, which will include the chairmen of the various department juries, and, in addition, a certain number of men who are qualified to pronounce upon the industrial and intellectual progress of the country. To the highest board questions of difficulty and importance respecting awards in other grades may be submitted from time to time if occasions arise when their counsel is desired.

2. The awards in all grades will not be made because of the general reputation of the exhibitors, or because of what they have shown elsewhere, but because of the excellence of what is set before the juries in the exhibition at Atlanta. Any exhibitor may, if he chooses, for any reason whatsoever, withdraw his exhibit from competition. Exhibits not thus withdrawn will receive the attention of the juries.

3. The awards in every grade will be publicly announced and will be certified by diplomas. In the three highest grades the diplomas will state that the recipient is entitled to a medal. Bronze medals will be supplied without charge by the authorities of the exhibition, but because of the costliness of the silver and gold medals the recipients will be expected to pay for them a sum not exceeding the actual cost thereof. Every effort will be made to secure the

prompt delivery of medals and diplomas. The preparation of these tokens does not rest with the juries nor with the commissioner of awards, but belongs to another part of the administration. If any unexpected delay arises in the production of the medals and diplomas, temporary certificates will be issued, properly authenticated, which will serve for the moment to indicate the successful exhibits.

4. The awards will be made, not by individual judges, but by juries distributed into different sections, according to the classification originally adopted in the administration of the exposition, already made public. The attendance is assured of experts in all the main departments of the exposition, residents of different sections of the country, who are fitted by their high character and attainments to command the confidence of the exhibitors and of the public. Thus far only citizens of the United States have been appointed, but if it is found desirable to associate with them judges from foreign countries, that course will be taken. No one will act as a judge in any department where he has, directly or indirectly, an official or financial interest. The jury in each department will be small, in order that decisions may be made with greater promptness and efficiency. In the selections that have been made the personal qualifications of every individual have been carefully considered.

The exposition has been divided into ten departments, each covering the following:

1. Minerals and forestry; 2, agriculture, food and its accessories, machinery and appliances; 3, horticulture, viticulture, pomology, floriculture, etc.; 4, machinery; 5, manufactures; 6, electricity and electrical appliances; 7, fine arts, painting, sculpture and decoration; 8, liberal arts, education, literature, music and the drama; 9, live stock, domestic and wild animals, fish, fisheries and fish culture; 10, transportation.

Under these ten departments there are 104 sub-divisions, the three agricultural departments being subdivided as follows:

AGRICULTURE, FOOD AND ITS ACCESSORIES,
MACHINERY AND APPLIANCES.

Cereals, grain and forage plants.

Breads, biscuits, crackers, pastes, starch, food preparations.

Sugars, syrups, confectionery, etc.

Potatoes, tubers and unclassified farm products, coffee, spices, etc.

Tobacco culture and manufacture.

Animal and vegetable fibres.

Miscellaneous animal products, fertilizers, etc.

Fats, oils, soaps, etc.

The dairy and dairy products.

Mineral waters, whiskies, liquors, alcohol, cider, malt liquors, etc.

Farming tools, implements, machinery appliances and buildings.

HORTICULTURE, VITICULTURE, POMOLOGY, FLORICULTURE, ETC.

Viticulture.

Pomology and manufactured products, etc.

Floriculture.

Seeds—raising, testing and distribution; arboriculture—appliances, methods, etc.

LIVE STOCK, DOMESTIC AND WILD ANIMALS, FISH, FISHERIES AND FISH CULTURE.

Horses, asses and mules.

Cattle.

Sheep.

Swine, goats and other domestic animals not named.

Dogs, cats, etc.

Poultry and birds.

Insects and insect products.

Wild animals.

Fishes, living or preserved, shell fish, sponges, etc, reptiles, aquatic birds and animals.

Fish culture, fishing, etc.

The judges in these departments are as follows:

Agriculture, etc.—Prof. Charles W. Dabney, University of Tennessee; D. D. Malloy, Baltimore, Md.; J. M. McBryde, president of the Virginia Agricultural & Mechanical College; Prof. C. F. Vanderbilt, University of Tennessee; Prof. H. H. Wing, Cornell University; Prof. W. O. Atwater, Wesleyan University, Middletown, Conn.

Horticulture, etc. — P. J. Berckmans, Augusta, Ga., president of the American Pomological Society; William R. Smith, United States Botanical Gardens, Washington, D. C.

Live Stock, etc.—G. Brown Goode, National Museum, Washington, D. C.

SOUTHERN IRRIGATION CONGRESS.

A number of prominent agriculturists and agricultural writers met in Atlanta,

October 7th, in response to a suggestion that a meeting be held to consider matters pertaining to irrigation. A permanent organization was formed, and "Southern Irrigation Congress" was fixed upon as the name. In the constitution adopted it is stated that: "The members of the Executive Committee are instructed to furnish the secretary of this congress, from time to time, with statistics of irrigation in their respective States, that he may disseminate this information for the enlightenment of the people.

"The work of this congress is educational, and designed to bring out fully every fact connected with irrigation, embracing the proper drainage of land, the terracing of farms, the preservation of the forests and the utilization of the water power at our command."

The following officers and executive committee were elected:

Officers—Prof. J. B. Hunnicutt, Athens, Ga., president; Hon. H. C. Gardner, Nashville, Tenn., vice-president; W. G. Whidby, Atlanta, Ga., secretary; Hon. John Triplett, Thomasville, Ga., treasurer; Hon. Wilberforce Daniel, Augusta, Ga., sergeant-at-arms; Hon. F. L. Hudgens, Clarkston, Ga., doorkeeper; Miss Grace Brasington, Cincinnati, O., postmistress.

Executive Committee—Alabama, P. H. Mell, Auburn; Arkansas, Jeff D. Wellborn, Kerrs; Florida, O. Clute, Lake City; Georgia, C. J. Bayne, Augusta; Kentucky, H. C. Underwood, Atlanta, Ga.; Louisiana, Dr. W. C. Stubbs, New Orleans; Maryland, H. R. Walworth, Baltimore; Missouri, Dr. C. E. Edwards, Kansas City; Mississippi, S. M. Tracey, Agricultural College; North Carolina, Wade T. Hampton, Raleigh; South Carolina, J. C. Hemphill, Charleston; Texas, A. M. Soule, College Station; Tennessee, T. H. Webb; Virginia, J. F. Jackson, Richmond; West Virginia, A. B. White, Parkersburg.

Among the papers and addresses were the following: "The Preservation of Our Forests," Hon. C. R. Pringle; "The Full and True Meaning of Irrigation," Prof. J. B. Hunnicutt; "Distribution of Rainfall and Moisture in the Southern States," Prank P. Chaffee, Alabama State Weather Service; "Irrigation and Drainage of the Land from a Southern Standpoint," Percy

Sugden; "Irrigation," Dr. W. C. Stubbs, of Louisiana; "Irrigation," Prof. H. M. Wilson, of the United States Geological Survey; "A Bit of Irrigation History," Prof. A. M. Soule; "Irrigation in Arkansas," Hon. J. D. Wellborn; "Reclamation of Land by State Authority," Hon. J. E. Mercer.

The congress adjourned to meet in Nashville, Tenn., the second Wednesday in October, 1896.

The Farmers' National Congress and Pan-American Agricultural Parliament met in Atlanta October 10th and continued in session for six days. A number of important papers on agricultural topics were read. The Congress will hold its next session in Nashville, Tenn., in October, 1896.

The Chicago Times-Herald says: "The Atlanta Exposition has not only advertised the South as it has never been advertised before, but it has gathered together and brought into one view the South itself. The visitor to Atlanta today can see for himself all the varied opportunities that are offered to the capitalist, the business man, the laborer and the farmer. So interesting and attractive are these opportunities that in all probability the expansion of population, instead of being westward and northward, as heretofore, will for the next ten years be to the South.

The Louisiana Rice-Growers.

Southwest Louisiana is now in the midst of the rice harvest, and money is beginning to be plentiful. The profits in rice-growing in this region seem incredible to farmers who struggle in the North from one year's end to another for a bare living. One of the largest rice-growers in this section is Mr. W. W. Duson at Crowley, who is cultivating some 5,000 or 6,000 acres, and has grown rich in the past few years. Immigrants from Iowa, Nebraska, Kansas, the Dakotas, Minnesota and other States have made more clear money in the last two or three years than in all the previous years of their lives, and they have made it with less work and worry than was involved in the struggle for a bare living before they moved South. The growing of rice in this region is a very different thing from the same pursuit along the coast of North and South Carolina. There is no swamp land, and no overflow land,

but vast stretches of level prairie intersected by frequent streams flowing to the Gulf. The prairie lands, after being sown in rice, are irrigated by means of water pumped from the streams, which are much below the level of the land. The Northwestern farmer, driving along the splendid, hard, smooth roads in this region, through the rice fields, would imagine that he was in the wheat country of the Dakotas. The rice is harvested and threshed with the same machinery that is used in harvesting and threshing wheat.

A Beautiful and Prosperous Region.

That part of the South lying between Atlanta and Montgomery possesses a peculiar charm, alike to the student of our history, to the man of pleasure and to the man of business.

To the student it is the line of march of the transition from the old to the new South. Montgomery was the capital of the "South" when, as "the Confederacy," it assumed rank in the sisterhood of nations. As such, it witnessed the installation of Jefferson Davis as President of the Southern States, and the inauguration of the greatest war of recent times. It witnessed, also, the beginning of the end of the "Old South."

As Montgomery, in the past, may represent the old, so Atlanta, in its essential newness, represents the "New South." Both cities are progressive and filled with the new spirit of enterprise; but Montgomery has an enduring tie to the now half legendary South of ante bellum times, while Atlanta stands for the present, only; yet looking confidently toward the future.

In this view, the two "capitals" become of intense historic interest, and this interest attaches, also, to the entire section that lies between them.

The man of pleasure, if "cultured and capable of sober thought," will find great interest in these cities and in this beautiful country between them. Besides its ever present historic charm, it delights the eye and the imagination by its beauty of quiet and prosperous looking scenes of farm, vineyard, orchard, dairy and factory. The line of the Atlanta & West Point Railroad follows the fertile valley of the Chattahoochee river. You can see, from the pasture and meadow lands, and the green waving

fields of grain, in rich luxuriance, that the river is not far distant; and you suddenly sweep upon it, as the train moves upon the bridge at West Point, allowing you a magnificent view of water stretches, of meadows, of city life, and of busy factory life, blended in one picture.

In the extensive vineyards of Campbell, Coweta and Troup counties, in Georgia; in the flourishing appearance of the farms and factories, of the villages and of the cities; in the great and whirring cotton mills, and in the thriftiness and well-to-do air visible everywhere, the man of business, with an eye to material blessings, will find delight. Opportunities for successful "business" are apparent at every point, and every one seems to be doing well. The farmers are here prosperous and comfortable. The fruit-growers seem successful, the town people thrive, and the factories are busy and making money.

All this, and more, is apparent from the car window. A closer inspection will more than confirm the impression.

It is a beautiful and prosperous section, and it offers abundant opportunities to farmers, to fruit-growers, to dairy and stock men, to manufacturers and to investors.—From an illustrated pamphlet issued by the Atlanta & West Point Railroad, Atlanta, Ga.

Prosperity in Florida.

A correspondent of the New York Fruit Trade Journal, Dairy & Produce Record, writes: "I have made a trip through the State of Florida. I consider the recent freeze the greatest thing that ever happened to Florida. People have gone to work right, raising corn, cotton, etc., on the side. Before this, corn and such like, had not been shipped from the State.

"Most all the orange men are bringing out their groves and budding a greater variety, and in three years, if no freeze, Florida will be shipping three million boxes of her well-known fruit.

"The truckers are all hard at work preparing for a large crop of vegetables. There will be a larger crop of tomatoes and beans shipped from Florida than ever before. Some tomatoes and beans are being shipped now, and are bringing good prices."

THE Interstate Land and Development

Company is the name of a new organization formed at Norfolk, Va. Its purpose is to promote Southern immigration and development.

Texas Experiment Station.

At the recent Texas State Fair held at Dallas, the Texas Experiment Station made an exhibit that will be of immense benefit to the State through its educational effect upon farmers who visited the fair.

From the agricultural department of the station, there were shown the results of some valuable experiments in field work, with varieties of corn, cotton, wheat, oats, field peas, sorghum, milo maize, Kafir corn, broom corn, cultivated grasses and forage plants. From the department of horticulture were shown the results of experiments with varieties of both sweet and Irish potatoes and a test made with fertilizers on both; also a variety test of onions and a large number of native grasses, correctly named. There were twenty injurious insects with insecticides and fungicides. The chemical department showed the different elements contained in one pound each of corn, cotton seed meal, pea vines and prairie hay. The veterinary department had on exhibition a model of a dipping vat, such as is now being used by the veterinarian in which to dip cattle to kill ticks. Recent issues of bulletins and a synopsis of all the bulletins published since the organization of the experiment station were distributed to the farmers. Mr. James Clayton, agriculturist of the station, was in charge of the exhibit.

A Beneficent Undertaking.

The SOUTHERN STATES some months ago reported the purchase of 5,000 acres of land in Moore county, N. C., near Southern Pines, by Mr. James W. Tufts, of Boston, and has from time to time published brief accounts of the plans had in view for its development, and of the progress that was being made in carrying them out.

The purpose of the purchaser was to provide a resort where clergymen, teachers and others of small incomes, whose health might be impaired, could afford to go for needed rest in a good climate.

This location is about seven miles west of the Seaboard Air Line Railroad, and

the property is covered with a virgin forest of long-leaf pine. The purchase was made last June, and since that time a large force of workmen has been employed in preparing 100 acres in the centre of the tract for settlement. Before the first of December cottages and apartment-houses will be finished for the accommodation of several hundred persons, and an electric road will be built from the Seaboard's nearest station to the village, so that invalids can ride in comfort in heated cars to and from it. During the winter months the streets and all the buildings will be illuminated by electricity. Water will be brought into the city from a distant source, and absolutely protected from contamination. A complete system of drainage has been devised, and everything that sanitary science approves has been adopted to maintain the natural purity of the locality. The plans include the erection of a union chapel, a schoolhouse, a casino and a fine hotel where people of means may live as expensively as they see fit.

The town is to be beautified by trees and shrubs. In addition to the water oak of Florida, which will be largely cultivated, and many native trees, more than 30,000 shrubs and ornamental trees have been ordered from France, and many gardeners and laborers are getting the land in readiness for them.

This is in every sense a philanthropic enterprise for the benefit of self-respecting, independent people of small means. All that its projector hopes is to make it self-supporting. It is not intended for the treatment of patients in advanced stages of phthisis or for any other class of confirmed invalids, but only for those for whom such a resting-place is needed to save them from "running into a decline."

A Wise, Broad and Praiseworthy Step.

Mr. E. St. John, the vice-president of the Seaboard Line, has issued the following circular to employes of the System :

"Vast problems which have been uppermost in the minds of citizens of the United States and other countries, and which are constantly finding their solution in almost everything pertaining to agriculture, manufacture, electricity, fine arts, transportation, etc., are well illustrated at the Cotton States and International Exposition in the

city of Atlanta, Ga. Recognizing that this exposition must result in great good, it being in every sense a vast educational institution, and desiring that the employes of the Seaboard Air Line shall reap that benefit, which should prove profitable alike to themselves and the company which they serve, we beg to advise that all who have been in the service of the Seaboard Air Line for a period of three months or more will be furnished with free transportation to Atlanta and return upon application therefor to their superior officers, and when accompanied by a statement from such officer that such party or parties can be spared from duty without detriment to the company's interest. Such request for free transportation may include the wife and dependent members of the immediate family of the employe.

"We appreciate that no large number can be spared at any one time, but during the continuance of the exposition many may avail themselves of this opportunity, and the more that are able to do so the better. Applications to your immediate superiors should be made early, and they will receive the best possible consideration."

IN THE exhibit from Louisiana at the Atlanta Exposition there are 150 varieties of Irish potatoes, 57 varieties of sweet potatoes, 75 varieties of sugar cane, 60 varieties of cotton and 24 varieties of corn.

MR. P. SID JONES, Birmingham, Ala., immigration agent of the Louisville & Nashville Railroad, writes the SOUTHERN STATES that a gentleman from Jamaica has bought 1,000 acres of land in Southern Alabama, and will put up a sugar refinery.

A FARMER selling pears on the streets in Memphis recently was arrested at the instance of Italian fruit venders, charged with selling California pears without license, such license being required for selling California fruits, but no license charge being imposed upon farmers for selling products of their own orchards. The pears measured ten to fourteen inches in circumference, and in size and appearance bore out the charge that they were California fruit. The man was hustled off to the station-house and kept there until he could send for Memphis citizens who knew him, and prove that the pears were grown

on his own farm in Shelby county, Tenn. The incident gave him such an advertisement that the next day when he appeared on the street with his wagon he was quickly surrounded by a crowd of people, who bought his supply out by the peck as fast as he could measure them.

Shelby county would seem to be a good place for pear orchards.

THE Alabama Immigration, Real Estate & Investment Co., mentioned in the last issue of the SOUTHERN STATES as having been organized at Birmingham, has elected Captain R. F. Kolb, president; J. R. P. Durham, vice-president; Tipton Mullins, secretary, and J. B. Cobbs, treasurer.

MR. A. M. JACKSON, of Sioux City, Iowa, representing the syndicate that purchased 22,000 acres of land for colonization purposes sixty miles north of Mobile, as stated in the SOUTHERN STATES for September, is maturing plans for the development and settlement of the property. A town is to be started and will be called Fonde, after Mr. Henry Fonde, president of the Alabama Land & Development Co., of Mobile. The land will be devoted for the most part to truck farming.

THE pamphlets recently published by Mr. J. C. Haile, Savannah, Ga., general passenger agent of the Central Railroad of Georgia, describing that part of Georgia and Alabama reached by the roads of the Central system, are among the handsomest publications of the sort that have been issued.

IT is stated that the Farrell Lumber Company of Little Rock, Ark., has sold a Western syndicate 17,500 acres of land in Pulaski and Saline counties, Ark., at \$3.50 an acre, and that the land will be sold in small tracts to settlers from the West and North.

MR. JOSEPH H. HOOPES, a capitalist of Chicago, has bought 1000 acres of land in Jefferson county, Tex., near Beaumont, and will engage in rice farming on a large scale.

MR. A. T. STEWART, of Dinwiddie, Va., has recently sold two farms in Dinwiddie county to purchasers from Ohio.

CORRESPONDENCE.

A Lesson Taught by a Texas Incident.

Editor Southern States:

Texas is a combination of the West and the South, and it has been the employment of Western methods, as much, perhaps, as natural advantages, which has made Texas so prosperous and populous. The truth is, everything in this world worth having has to be bought. A merchant might start out in New York city with the finest stock of goods that was ever collected in that metropolis, and if he failed to buy business by buying space in the columns of the newspapers, he wouldn't sell enough to pay his rent. More thrifty people is what a country needs—at least our Southern country—just as a merchant needs more customers. The methods of getting people and customers are substantially the same. In the West and Southwest the railroads have taken the lead in advertising for more people. In the Southeast, up to this time, while there has been talk without end about doing something to increase desirable population there has been a pitiful apathy, when it came to raising money to "buy business."

And apropos of this phrase, "buying business," which the reader may not be familiar with, I will state that a look into the methods of patent medicine men will fully explain it. Unprejudiced physicians (of whom there are a few in the world) will tell you that nearly all the proprietary pills on the market contain the same ingredients, and so one brand is about as good as another. And yet I am informed that a certain English pill maker has within two or three years by an outlay of half a million a year "bought a business" worth two or three millions of clear profit. That may be an exaggeration, but it makes clear my idea, viz., that the South has got to buy its new people by systematic advertising.

I well recall the time when the immigration commissioner of the Southern Railway, M. V. Richards, was doing his utmost to buy business for the Northwest, I myself, as an attache of a Kansas City daily, could scarce find time to fill the calls upon me to come to this Missouri county or that Kansas town to help them buy business by writing articles, which they paid for and circulated, to tempt home-

seekers into their parts of the country. In that day and time, if such a magazine as the SOUTHERN STATES had been published in St. Paul, Omaha or Kansas City, nothing short of a dollar or two a line rate for space would have kept its advertising pages within the limits of utility.

Some time ago while in St. Louis, a city which, though as big or bigger than Baltimore, recently spent half a million dollars in printer's ink to "buy business," I came in contact with some farmers from a Northwestern State whom the Missouri, Kansas & Texas railway people had just induced to take a tour of observation through that magnificent section of Texas over which "the Katy"—as the Missouri, Kansas & Texas is popularly called—spreads its main line and branches. These farmers were in a state of enthusiasm which, when turned loose for contagion in the neighborhood whence they came, could not have failed to cause an epidemic of "the Texas fever." They then expected to bring at least a hundred families to Texas, as they could sell out at home.

This very question of selling out perplexed me so that I asked one of them how they could make up their minds to sacrifice their holdings. The reply was: "Even at the necessary sacrifice we can sell out for enough to buy in Texas two acres of better land than that we are now cultivating, and the profits from this double acreage will enable us to build better improvements than we are about to leave.

"Of course," the speaker went on to say, "we shall have to go a little in debt, but most of us have boys big enough to work and who will be encouraged to work through realizing that in the end they will have for reward each twice as much as they could have had (when the old folks die) up north. Then again, escape from the cold and the confining winters, which cause months of enforced idleness and the consequent monotony, so wearing on men, women and children—especially women and children—makes any place where there is a chance for outdoor work every month in the year by contrast a paradise."

"Then" observed another member of this party "the variety of crops which can be grown down in the M. K. & T. country (as he called it) relieves one's mind of the terrible dread of a bad wheat or corn year,

which in the country we are about to leave means severe suffering if not starvation. We find, moreover, that Texas is as civilized as any of the new Northwestern States if not more so. We didn't see anybody carrying a six-shooter, nor did we hear anything to indicate that there is a shadow of foundation for the talk we have heard about their hating 'Yankees' so down there."

I might add many other reasons given by these plain, sensible men for preferring Texas to the Northwest, but the foregoing suffice to illustrate my idea, namely, that if the people of the Southeast want more farmers they must employ the methods that prevail in the West. Here were a hundred families going to Texas as the result of some literature placed in the hands of one of their number by the passenger department of the M. K. & T., and this department has a most skillfully directed advertising bureau.

Now, the Southern States east of the Mississippi offer just as inviting a field for home-seekers as even Texas with all its manifold advantages, and yet I doubt not that ten desirable immigrants were taken into Texas during the year 1894 to one taken into the South Atlantic States.

The railroads alone can get the Southeast to adopt the method that have succeeded in the West and Southwest. A very simple initial plan for the railroad companies would be for each of the more important ones to employ a first-class man to write a series of illustrated articles showing the attractions of its tributary country and then to have this printed in the publication which is looked to as a reliable source of information about the South and to pay for as many extra copies of that publication as it can find inquirers for. These people would be more anxious to get a magazine devoted impartially to the whole South, and therefore trustworthy, than to get a pamphlet describing any particular section which might be suspected of exaggeration.

Staunton, Va. THOMAS P. GRASTY.

What an Iowa Man Thinks of North Carolina.

Editor Southern States:

I do not think in all the world you would find a section of country with a finer climate than that of North Carolina. It is

simply superb. Indeed, I believe it will add ten years to any person's life. The soil is good, and can be made extra good if a man has common sense enough to employ the proper means. The people, rich and poor, are social, generous and neighborly, and I cannot see by word or look that I am not thought as much of as if I was a native, "to the manor born." I came here from Iowa nearly eight years ago, and I must say that I greatly prefer this country to my native State. Indeed, I cannot understand how a man can stay contentedly in Kansas, Nebraska, Dakota or Minnesota when he can live in such a country as this. Land is cheap here, and there is no better to be found anywhere in the United States. We are hundreds of miles nearer the large Northern cities, and we have first-class railroad facilities. We have all kinds of timber for manufacturing and other purposes, and lumber for building is cheap. We can cultivate many things that can be grown in the North, and a number of things that the soil there will not produce. As to fruit raising this State will soon lead them all. I have three-year-old peach trees in bearing, also grape vines two and three years old that were too full of fruit this year for such young vines. My apple and pear trees, four and five years old, are loaded with fruit. In conclusion I will say I want no more blizzards and cyclones, no more twenty-five degrees below zero, and no more \$4.50 to \$6 per cord for wood. So let others do as they will, I shall stay right here in old North Carolina, and nothing would please me more than to have 10,000 or ten times 10,000 of my fellow Northerners come down here to live and keep me company. The war is over and no bitterness against the Northern man exists, but rather a genuine brotherly feeling for him. I may, according to the judgment of those who have not tested these matters, be "putting it on pretty thick," but I am "stuck" on this country and am bound to blow my horn.

M. R. DEWSTOE.

Mount Holly, N. C.

the World," the department of that periodical in which the editor rapidly reviews the events of the preceding month, the possibilities of war in the far East are pointedly set forth. Another theme suggested in the same connection is the progress of Christian missions in the Orient. The prospects of Japan and Russia as Eastern powers are tersely discussed. The editor also comments briefly on the relations of Russia and France, the Italian celebrations, the French victory in Madagascar, the Cuban situation and British policy in Venezuela. Among home topics of the month the coming elections, the condition of New York politics, the anti-prize-fight campaign in the Southwest and the educational outlook are selected for treatment.

It is announced that ex-President Benjamin Harrison is engaged in writing a series of magazine articles for the Ladies' Home Journal, in which periodical they will begin in the December number. The series will be called "This Country of Ours," and will consist of ten articles and probably more. The papers are being written by General Harrison especially for women, to meet a growing, widespread desire on their part to intelligently understand the workings of our government and the great national questions. It will be the aim of the articles to explain just what the United States government means; the origin and meaning of the Constitution; how laws are enacted and enforced; what the powers of the President and other officials are; what the judiciary system means; how our foreign relations are brought about and their meaning; how Congress and the Senate legislate—in fact, a complete explanation of the government told in a popular way. General Harrison writes the articles from the standpoint of a citizen who understands his subject. They have no bearing on politics whatever. While directly intended for women, the articles will naturally have a much broader scope and likewise interest men, and especially young men.

MAGAZINE NOTES.

FOREIGN affairs naturally have more than usual prominence in the November Review of Reviews. In the "Progress of

A TIMELY and unusually novel and attractive feature of the November number of Scribner's Magazine is a series of Thanksgiving-Fancies, ten full-page illustrations by well-known artists. In the

same number Mr. Royal Cortissoz's article "Landmarks of Manhattan" deals with the growth of some of the great New York giants of business architecture, and appreciatively also with the splendid group of buildings to be erected on Morningside Heights, including the new Cathedral of St. John the Divine, Columbia College and St. Luke's Hospital. The illustrations are especially fine. President Andrews' instalment of contemporary history, "The Plumed Knight and His Joust," is a most vivid and dramatic presentation of the chief events of the years of Blaine's greatest popularity, including the famous Mulligan Letter scandal and the exciting Blaine-Cleveland campaign. As part of the record of the time this instalment also includes the thrilling Arctic story of the rescue of Greely. The illustrations of the number are even more profuse than they have usually been of late and the contributing artists are among the best.

THE Atlantic Monthly for November contains among other features three short stories of exceptional quality. There is also to be an instalment of Gilbert Parker's serial *The Seats of the Mighty*, and Chas. Egbert Craddock's *The Mystery of Witch-Face Mountain* is concluded.

No recent series of papers in the Atlantic has attracted more wide attention than George Birkbeck Hill's *A Talk over Autographs*. The fifth and last of the series appears in this issue. Lafcadio Hearn's contribution bears the suggestive title *After the War*, and is quite as readable as his other delightful studies of Japan.

A feature of importance will be a paper by Walter Mitchell on *The Future of Naval Warfare*, which is a timely discussion of the future usefulness of the world's perfected navies.

THE Frederick A. Stokes Co., New York, has begun the publication of a periodical called the *Pocket Magazine*. The publishers promise that the *Pocket Magazine* will give its readers the best literature of the day in compact and attractive form. Each number will contain a novelette, besides short stories, essays and poems.

Each number will be complete in itself, as no serial or continued stories will be used. Rudyard Kipling, Sarah O. Jewett,

A. Conan Doyle, Mary E. Wilkins, Stanley J. Weyman, Anna Katherine Green and Brander Matthews will furnish novelettes in its early numbers.

WITH the November number McClure's Magazine commences the publication of a new *Life of Abraham Lincoln* which promises to be unique in many ways.

It is to contain a complete series of the portraits of Lincoln, over forty in number, more than twice as many as have appeared in any previous biography, and including many important portraits that have never before been published.

Representatives of the magazine have visited, with photographers, all the scenes of Lincoln's younger life in Kentucky, Indiana and Illinois, and have secured interviews with all the people now living who knew Lincoln as a young man, and pictures of the scenes of his life, many of which have never been before published. In this way masses of new material were collected. To insure absolute accuracy and completeness the editor has consulted all accessible material about Lincoln, including newspapers, historical documents, biographies of Lincoln, and from these published sources has added to the matter collected at first hand.

THE Florida Agricultural Experiment Station has issued a bulletin on the San Jose scale, which contains much valuable information about that pest, the dread of fruit growers.

THE United States Department of Agriculture has published in a pamphlet of ninety pages the result of extended investigations concerning Infectious Diseases among Poultry by Dr. Theobald Smith and Dr. Veranus A. Moore, under the direction of Dr. D. E. Solomon, chief of the Bureau of Animal Industry. The text is copiously illustrated with colored plates.

ONE sees in the new fashion magazines published by A. McDowell & Co., New York, a large variety of the latest styles. These periodicals are always very attractive. *La Mode de Paris* and *Paris Album of Fashions* cost \$3.50 per year, or thirty-five cents a copy. The French Dress-maker is \$3 per annum, or thirty cents a copy, and *La Mode* \$1.50 a year, or fifteen cents a copy.

MISCELLANEOUS.

The North Carolina Experiment Station.

"The North Carolina Agricultural Experiment Station during 1894" is the title of a volume just published by the station. It comprises the seventeenth annual report of the director of the station, with reports from the agriculturist, the chemist, the botanist and entomologist, the horticulturist and the meteorologist, together with all the bulletins issued during the year. The subjects treated in the bulletins are: Horticultural tests and results with garden vegetables, fruits and bulb culture; analyses of fertilizers; miscellaneous agricultural topics; digestion experiments, with nearly all the ordinary articles of stock feed; some leguminous crops and their economic value; thread-worm of pork (*trichina spiralis*); our common insects; progress of the dairy industry in North Carolina; why pull your corn fodder?; the chestnut and its weevil; nut culture; rational stock-feeding; flowering bulbs in North Carolina; seed testing; feed trials with animals; the marls and phosphates of North Carolina.

It will be seen that this volume is an agricultural library in itself.

The North Carolina Experiment Station is one of the most intelligently conducted and one of the broadest and most progressive and helpful of the fifty-four experiment stations in the Union.

EVERYBODY knows about Texas. It is hardly worth while to say anything in advocacy of the wonderful agricultural and fruit-growing capabilities of that marvelous State. For specific information as to the different parts of the State, prices of land, etc., inquiries may be addressed to John E. Wiley, No. 1016½ Congress avenue, Houston.

MR. H. J. ARRINGTON, Claremont, Va., has in this issue an advertisement that will be read with interest by all farmers who are looking to the South as a possible future home. It would be hard to find anywhere in the world a more inviting place to live in than the noble old State of Virginia.

IMMIGRATION is still pouring into Western Louisiana. Messrs. C. J. Thompson & Co., Opelousas, have lands for sale in any size tract desired, improved or unimproved in the beautiful Opelousas country.

MR. R. E. GAUT, No. 310½ Main street, Houston, Texas, invites correspondence from agriculturists looking for desirable farm, garden, orchard or grazing lands and from capitalists looking for solid and profitable investments.

For general farming and for the growing of fruits and vegetables central and Southern Georgia have become widely and deservedly noted. One of the most attractive and promising towns in this section is Americus, which is in the centre of one of the most richly endowed parts of this area. Mr. J. J. Hanesly, of Americus, has on hand lands suitable for all agricultural purpose and has also property which offers opportunities for safe and remunerative investment for capitalists.

THE Gunthersville (Ala.) Democrat has in press an artistic souvenir edition showing the agricultural, timber and mineral resources of Marshall county, where it is never too hot or too cold to work out of

doors. Over half the county is yet in virgin forest. A new railroad from Nashville, Tenn., gives access to a large area of thinly settled country heretofore reached only by steamers on the Tennessee river. The souvenir edition is mailed free to farmers who seek homes in the South.

BULLETIN No. 66 of the Alabama Agricultural Experiment Station, Auburn, Ala., is devoted to an exposition of the best methods of making syrup from sugar-cane or sorghum for home use.

THE Mississippi Experiment Station, Agricultural College, Miss., has issued a timely bulletin on hog raising which contains a great deal of information on this important subject, and will be valuable as a means of stimulating the industry, which ought to have large expansion in all the South.

THE Orange county edition of Florida Home, Farm and Field is a handsome twenty-page paper devoted to an exposition of the varied resources and attractions of Orange county. It was prepared under the editorship of Hon. Mahlon Greer, Orlando, Fla.

THE great colony that is being settled in South Georgia through the work of Mr. P. H. Fitzgerald, of Indianapolis, and Ex-Governor Northen, of Atlanta, is directing the attention of the world to the wonderful attractions and advantages of that region for the farmer. Messrs. Sibley & Co., of Tifton, Ga., are handling lands in South Georgia and will be glad to furnish any information desired about prices, etc. They can sell in tracts of any size, from ten acres up to 50,000 acres.

MESSRS. QUATTLEBAUM & COCHRAN, of Anderson, S. C., are selling farm and fruit lands in the Piedmont region of South Carolina, where the climate is superb and all the ordinary farm crops and fruits are grown.

THERE are some people who don't know that there are black prairie lands in the South. Any persons who have doubts on this subject may get information that will satisfy them by writing to the J. E. Bennett Land Company, of West Point, Miss.

WEST VIRGINIA is so enormously rich in coal and timbers that we are apt to lose sight of the fact that it is also a State of great agricultural resources and capabilities. The Southern Real Estate Exchange, of Clarksburg, W. Va., will be glad to enlighten any who are seeking information as to the farming opportunities of that State.

MR. H. DAVIS, No. 411 Dearborn St., Chicago, Ill., advertises lands in all the Southern States for sale, and closes his advertisement with this striking line: "Go South; 'taint as hot as Chicago."

THE Atlanta Exposition and some other recent events have given Georgia an enormous amount of advertising during the last few months, and, as a consequence, thousands of farmers from all parts of the country are moving to Georgia. It is a notable fact that those who have gone into Georgia and lived there the longest are the most enthusiastic in praise of its remarkable agricultural capabilities, its fine climate, its healthfulness and its numerous other attractions. Elsewhere in this issue there is an advertisement headed "Georgia Property for Sale" that is well worth looking into. Inquiries concerning the property referred to in the advertisement

may be addressed to Longstreet, care of the Southern States, Baltimore, Md.

FORT VALLEY, GA., as the centre of the great peach belt of the State, has got to be almost as well known and as much talked of as Los Angeles, Cal. Mr. W. P. Blasingame, at Fort Valley, is agent for fruit and farm lands in that part of the State where peaches, pears, plums, grapes, watermelons and other fruits and vegetables and all farm crops find a most congenial home.

MESSRS. CASH & LUCKEL, No. 306½ Main street, Houston, invite all who are interested to send for maps and farm facts about the coast country of Texas, which they term "The coming country."

CHARLOTTE, N. C., in the centre of the great Piedmont section of the South, almost world-famous for its climate and its magnificent farming resources, is a thrifty, prosperous, pushing, progressive town, surrounded by a splendid agricultural country, and Mr. S. W. Davis, who lives at Charlotte, would be glad to answer any questions concerning farming, trucking, fruit growing, dairying and stock raising lands in that part of the State.

In the great blue grass and cattle raising section of Southwest Virginia is Botetourt county, one of the best counties in the State or in any State. Messrs. O. E. Obenshain & Co., at Buchanan, Va., have something to say in an advertisement in this number on the advantages of this region.

THE Piedmont section of Virginia is attracting farmers not only from the West but from Pennsylvania and New York as well. Mr. W. S. Boswell, of Midland, Va., has for sale a large number of valuable farms in this region.

MR. JOHN A. WILLIAMS, at Oxford, N. C., offers for sale a number of farms in North Carolina at extremely attractive prices. He will be glad to furnish any information desired about them.

A VIRGINIA dairy or stock farm near Washington city is offered for sale at a low price by John Stewart Walker, of Lynchburg, Va.

MR. E. D. McCLELEN, Piedmont, Ala., has among other very valuable farm properties, one tract of 2000 acres of rich valley land containing residences, barns and other outbuildings together with flour and grist mill. It is worth while to write to him about this and other lands.

SOUTH CAROLINA is beginning to draw to itself a considerable number of farmers from the Northwest. Mr. E. K. Palmer, of Columbia, S. C., has for sale at low prices and on easy terms, lands in different parts of the State suitable for all the ordinary farm products, and for rice, tobacco, fruit growing, truck farming as well as for cattle raising and dairying.

MESSRS. Samuel W. Goode & Co., Atlanta, Ga., are among the oldest and most substantial real estate dealers in the State. They may be consulted with perfect confidence as to any part of the State and as to the resources and opportunities for any pursuit, agricultural or otherwise.

BEAUMONT, Texas, is the centre of an area that is

coming to be the centre of large operations and great industrial and agricultural activity. As previously stated in the SOUTHERN STATES, a Kansas City syndicate has recently bought 50,000 acres of land near Beaumont, which will be cut up into small farms to be occupied by settlers from the North. Within the last few weeks there have been other transactions of smaller magnitude, it is true, but still of large importance as showing the attention this section is receiving from capitalists, manufacturers and agriculturists.

MESSRS. Broocks & Polk, of Beaumont, Texas, state in an advertisement in another part of this number that they have for sale 100,000 acres of pine lands as well as choice fruit, vegetable and farming lands in Texas. They will be glad to furnish information to inquirers.

TIMBER operators and saw mill men do not need to be told anything about the pine timber of Southeast Texas. This has come to be one of the greatest pine lumber producing regions in the world. The Gulf, Beaumont & Kansas City Railway, running north from Beaumont through vast forests of virgin pine, opens up fine opportunities for the establishment of saw-mills and lumber works. Persons interested in this may write for information to S. A. McNeely, General Superintendent, Beaumont, Texas.

MESSRS. O'BRIEN, BORDAGES & O'BRIEN, at Beaumont, Texas, can be consulted with references to rice lands, pine and other timber lands and general fruit and farming lands in Eastern Texas.

MR. PATILLO HIGGINS, Beaumont, Texas, invites correspondence from those who want information about Southeast Texas.

MESSRS. WM. N. & J. T. McALLISTER, of Warm Springs, Bath County, Va., have lands for sale in that part of the State, noted for its splendid grazing farms, its rich and productive river-bottom lands and its healthfulness and delightful climate.

ALBEMARLE COUNTY, VA., has several distinctions. It is one of the most extensive grape-growing and wine-making localities east of California, and it is one of the most famous apple-producing counties in the Union. The famous Albemarle Pippin always brings in the English market higher prices than any other apple sent from this country. Besides being conspicuous in these particulars, Albemarle is a superb farming country, well adapted to grazing, grasses, dairying, stock breeding and to general fruit growing. Specific information about Albemarle and adjacent counties may be had from J. C. McKennie, of Charlottesville, Va.

THE South Alabama Land and Immigration Agency, of Brewton, Ala., advertises Escambia county, the county in which Brewton is situated, as "The Garden Spot of the South." It is undoubtedly one of the garden spots of the South and of the world. A general description of the county with information about lands, &c., may be had upon inquiry of the South Alabama Land and Immigration Agency.

HARDLY any mineral water known has had such commendation and endorsement as the water of the Panacea Springs, near Littleton, N. C. The un-

varying success of the water in the cure of dyspepsia and certain other ailments would seem to warrant the owners in claiming that it is an absolute specific for trouble of the sort. Printed matter concerning the Panacea Springs may be obtained by writing to Mr. John A. Williams, Oxford, N. C.

A FARM of 145 acres in North Carolina, on the main line of the Seaboard Air Line, is offered for sale by H. E. Gibbons, Wilmington, N. C. It is in a region admirably adapted to the growing of fruits and to truck gardening, and has a vineyard and orchard already in bearing.

CAPTAIN R. F. KOLB, formerly commissioner of agriculture of the State of Alabama, and more recently candidate of the Farmers' Alliance party for governor has organized an immigration and real estate company at Birmingham, Ala. Captain Kolb is thoroughly familiar with every part of the State, and having been himself for many years a successful farmer, he is as well prepared as anybody to furnish such information as is needed by farmers who are thinking of moving to the South. It is interesting to note that he is the originator of the famous Kolb water melon which now finds its way into every part of the United States, and is grown more largely probably for shipment in the South than any other kind.

THE southeastern part of Virginia is making rapid advances agriculturally, and seems likely to regain its old-time glory as a country of rich and prosperous farmers. Mr. Carter M. Braxton, at Newport News, controls a large amount of agricultural land in this State, and will either sell farms to individual purchasers, or furnish large tracts to real estate operators for colonizing.

EASTERN Texas is having a wonderful development as a rice growing, trucking and fruit growing country, and seems likely to become as famous in this regard as southwest Louisiana. Mr. H. J. Lutchter, at Orange, Texas, controls 50,000 acres of lands in the

vicinity of Orange, which can be bought in tracts of any size at reasonable prices and on favorable terms.

THE city of Orange, Texas, beautifully situated on the Sabine River, is not only an important lumber manufacturing town, but is the centre of a great and growing agricultural industry. Eastern Texas is getting a large share of the immigration that is going Southward, and the country about Orange is receiving its full proportion.

PROBABLY no part of the South has accomplished more in a short time in the way of attracting to itself the interest of Northern farmers than southwest Tennessee. Every homeseeker who goes South on a tour of investigation should visit this section. In Fayette County, particularly, the number of Northern people who have settled within the last year or two would astonish anybody who travels through the county. A large part of this immigration has been brought about by the efforts of the Southern Homeseekers' Land Co., at Somerville.

MR. S. C. DOWELL, of Walnut Ridge, Ark., advertises a farm of 760 acres within a mile and three-quarters of Hope, Ark., a town of 3,000 inhabitants, on the St. Louis, Iron Mountain & Southern Road. This is a prairie country. The soil is well adapted to grasses and corn. Two hundred and sixty acres are cleared, and the remainder is covered with oak timber. The price asked for the whole is \$7 50 per acre.

MR. H. W. WILKES, of Louisville, Ky., has in this issue a new advertisement of Florida lands for sale. In his list of compulsory sales there is one that would seem to be an extraordinary bargain, twenty acres of land, five of it in orange grove and a seven-room dwelling, all for \$500.

MR. A. H. QUARLES, of the Bureau of Education, Washington, D. C., advertises a farm of 200 acres in eastern Tennessee. This is a splendid corn and grass region, famous for its fine stock and its splendid farming capabilities.

THE SOUTHERN STATES.

DECEMBER, 1895.

AGRICULTURAL CAPABILITIES OF THE SOUTH.

V.—HOG RAISING.

By M. B. Hillyard.

For quite a while I have been taking the very bold position that not only is the South destined ere long to raise all the hogs she needs for home support, but to furnish a considerable proportion of live hogs for consumption in contiguous Western cities and for packing there, and to send more or less packed pork to England and Germany. And although the topic is entirely new—so far as I know—I do not see why a sort of specialty may not be made by much of the South in furnishing young pigs as a tidbit or glout morceau for the epicures in Eastern and Western cities, something analogous to fruits and vegetables raised South for the early markets there—now a large business—and early lambs, now in its infancy, yet crucially tested. My convictions have been deepened and broadened during the past summer by a study of the subject in one of the leading fruit and vegetable belts in the South and by a thorough sounding of expert hog raisers—specialists—from the West, who have tested the matter of hog raising South, in contrast to their experience West.

At this late day it is unnecessary to go into any statistics to show the immense proportions of hog raising South before the war. Although it has been a world-wide delusion, and passed into authentic (?) history (vide U. S. census, 1860, and many reports

of the United States Department of Agriculture since), that before the war the South had passed out of raising corn and hogs in the craze for cotton raising, this delusion and perversion of history has been pretty well written down and out by the sustained efforts and masterly pen of Mr. Richard H. Edmonds, editor of the *Manufacturers' Record*, who has been, facile princeps, the great exponent of the true status of the ante bellum South and the most authoritative exponent of her then development. There is still a little scope for sophistry and subterfuge and for honest self-deception in certain aspects of the South then, but these are merely incidents and not predominant conditions. They are explicable, but cannot be exploited here.

Nor is there great room now for a more honest conviction and delusion, very prevalent West since the war, that the South could not raise hogs because she bought almost all her pork West. Until within a few years—for about a quarter of a century—my efforts at the West in behalf of immigration South were met with the rejoinder from my arguments that the South was no place to seek for a home, because she could not raise corn and hogs. When I assured them that she could, the uproarious reply was: "Then why does she pay 'two bits' (25 cents) per pound for pork and \$1.25 per

bushel for corn?" This was supposed to be "argumentum ad hominem," very crushing, and an argument from common sense! Very common sense indeed! But it is not to be wondered at, for the folly of the South was misconstrued. It seemed to infallibly represent a natural condition, when it only represented something else.

But now a Western farmer who can doubt that the South can produce her own corn and hogs is not worth reasoning with.

At the close of the war, and years thereafter, the negro largely lived on the hogs that ran wild in the woods, so prodigiously had they multiplied during the war. They were regarded as almost fair game for the larder of the negro, and he shot them down and ran them to earth almost ad libitum for years. Convictions for hog stealing were difficult to secure in courts of justice, for he was almost always a part (often a large part) in the juries to try the cases. And it was not until frequent and summary vengeance to the death (mostly at the muzzle of shot gun and rifle) extirpated this rank depredation.

The student of our earlier colonial history will remember how the wild hogs were a nuisance at the South.

So much to show that the South is naturally a great hog country, in contradiction to the view that it is difficult to raise them or impossible to do so.

And the same condition that made the hog so common after the war and a nuisance in our early history as colonies obtain or exist today, so far as nature is kindly. We still have our mild climate and year-long grasses. Still immense areas of "mast"-bearing trees yield their rich sustenances. Many varieties of oak, hickory, beech, pecan—species of hickory. Our hogs are farrowed at any and all times. These are all natural conditions, as contradistinguished from man's fostering care. As grass is, in itself, a complete food for live stock; as an animal may be allowed to feed on good grasses indefinitely without hazard to its health, it follows that in a large area

of the South the hog could always live independently of acorns, pecans, hickory nuts and such. Corn is not a natural food for hogs. In fact, the hog has to learn to eat corn. Man and not nature supplies him therewith. And the over-use of corn for hogs is telling with fearful effect upon the consumption of our heavily corn-fed hogs. It is proven beyond all controversy that both disease and degeneracy follow a purely corn diet. In Farmer's Bulletin No. 24, issued by the United States Department of Agriculture, page 14, it is written: "The diet of corn alone, upon which the hogs of so large a part of the country are raised, has done more than anything else to weaken the vital powers of these animals." Professor Henry, of Wisconsin, is quoted in Farmer's Bulletin No. 22, of the same department, on page 20, thus: "Excessive corn feeding of pigs, even after they have obtained a good start, tends to dwarf the animal in size and prematurely fatten it." Then the introduction of the swine plague in the corn belt is another fierce factor in the drawback. These points show that the hog is naturally a grazing animal, and what a penalty is paid for violating nature! The above is no theory of mine. It is not written for the benefit of the South, but from the standpoint of Northern experimentation, therefore unbiased and indisputable. It is an irrefutable argument in favor of the South as a great natural hog country.

But it is not alone from the standpoint of health that the South shows its natural advantages. There is the great fact that the meat of the hog produced by a grass, or herbivorous diet, is greatly preferable to that from a diet of corn. This is one of the most impressive revelations of later days. Great emphasis is given the fact that lean meat is now the great desideratum of the day. In Farmer's Bulletin No. 22, quoted above, says page 20: "The testimony of butchers and pork packers is that the demand for fat beef and fat pork is decreasing." In the Year Book of the Department of Ag-

riculture for 1884 a loud note of warning is sounded on this point. After showing how there has been some decline (about half a dollar per cwt. in the best grades of Irish bacon and some in Danish and Canadian bacon), it is said: "But United States side meats more than \$2 per cwt." After showing how frozen dressed meats is another cause for the decline in hog products—excellent mutton can be bought in England at the same price as bacon—after all this, it is said: "But there is another reason more potent than these for the comparatively disproportionate fall of the price in the American hog product output throughout the European markets, especially in the United Kingdom. The demand there is for a mildly cured, not over-salted, and very lean bacon." The difference in value between the bacon exported from Denmark and the United States is almost incredible. "While the price obtained for Danish bacon is \$14.18 per cwt., that obtained for bacon from the United States is only \$9.72 per cwt. in Great Britain. In other words, if the quality of the American bacon offered for sale in the British market had been as well adapted to the taste of the British consumers as the Danish, American bacon would have realized \$28,193,300 instead of the \$19,357,376 which it actually did realize."

Now, the great explanation is in the lean hog as against the fat hog of the United States. That this is so, see how we compare with Canada: "The best brands of Canadian singed sides bring in England within a half-dollar to a dollar per cwt. of the prices of the best grades of Danish bacon, and the Canadians command from a half-dollar to a dollar more than the corresponding American cuts will bring. Canada, unlike Denmark, has no advantage over us geographically. Its seeming superiority in quality is due wholly to the fact that its hog carries 10 to 15 per cent. more of lean, and less of fat and flesh, than the American hog. It, therefore, more completely answers the taste and demands of the

British public, and consequently commands a higher price. The imperious British demand for lean bacon is observed in the increasing attempts of the great Wiltshire packers to obtain lean hogs."

A description is then given of how a premium was offered by a certain firm. I quote in part: "This circular shows that they offered the largest prices for animals running from 130 to 190 pounds, which carried not more than 2½ inches of fat on the back. For such pigs they offered 7s. 6d. 'per score,' that is, in our money, \$1.80 per 20 pounds, or 9 cents a pound live weight. Under the Harris plan of purchase it is reported that the percentage of lean pigs sent to the calve market in Wiltshire has risen from 47 to 75. The public demand for this sort of bacon has been met by the farmers by changing the breed. To do this they have raised Tamworths and Yorkshires to the exclusion of the Berkshires."

All this while I have been seeking to pave the way for a comparison or contrast between the North and South by showing, first, that the South is naturally a great hog country, by showing her history; secondly, that the hog deteriorates in vital powers; thirdly, is more liable to disease when fed on corn diet wholly, as at the West (or North); fourthly, that the swine plague is making its ravages in the corn belt; fifthly, that lean hogs are more salable and bring far better prices; sixthly, that corn diet wholly (or greatly) prevents the production of a lean hog.

This paves the way for me to show the advantages of the South, which are so many that I can hardly hope to enumerate them all. There is, first, the superior health of the hog in having grass so long (all the year) in much of the South. Every practical hog raiser knows that, North and West, the hogs during the warm weather are allowed plenty of grass and clover. Upon it the animal grows in muscle and bone. This grass diet is almost indispensable. It is not worth while

to quote for a practical man; yet I dislike to leave any position assailable, so will use Professor Henry's language in Farmer's Bulletin 22, already quoted. On page 20 he says: "We feel warranted in maintaining that the kind of food supplied to young growing pigs has a very marked effect upon the animal carcass; the foods rich in protein tend to build up strong muscular frames and large individuals, with ample blood and fully developed internal organs; that excessive corn feeding of pigs, even after they have obtained a good start, tends to dwarf the animal in size and prematurely fatten it; that owing to the larger amount of ash contained, and perhaps for other causes, pigs receiving the usual nitrogenous foods have stronger bones than those fed on corn; and that the bones of pigs fed on corn contain the least mineral matter. * * *

After the pigs have reached the age of seven or eight months there is far less necessity for nitrogenous foods, and the cheapest gains can be made with corn." The Breeders' Gazette summarizes a number of tests thus: "The experiments of Sanborn, Henry and others in feeding for lean meat and strong bone are of inestimable value to the farmers of America. They show the possibilities and limitations of corn, supplemental with other feeds available on every farm. These experiments and the experience of breeders and feeders who grow their pigs largely on clover, grass, milk and mill feed, agree that the pork produced in this way is of better quality and is produced at less risk than where the animal is given and fattened on corn alone." The lean Danish meat is not made on corn, but rye, barley, milk, vegetables, etc. (And please remember vegetables as a factor.)

And before it passes from my view (for it has just flashed upon me, and there is so much to say), let it be remembered that the great flesh and bone formers—the proteins as contradistinguished from the carbo-hydrates—are cheaper South than North. And then it must be emphasized—to use

Doctor Allen's language in one of the Farmer's Bulletins—that "a considerable amount of it is absolutely essential to growth." While I am on this topic I had as well give a little list to show protein value or digestible food ingredients in 100 pounds of feeding stuffs in dry matter. Here is a list that may be supposed to represent the strong points of Northern and Western protein food:

Dry Matter. Pounds.		Pounds.
85.0	Corn meal,	7.01
92.1	Oatmeal,	11.53
88.1	Barley meal,	7.36
85.9	Pea meal,	16.77
	Linseed meal,	27.89

Here is a list of what I would term Southern food in contradistinction:

Dry Matter. Pounds.		Pounds.
91.8	Cottonseed meal,	37.01
89.3	Peanut meal,	42.94

The contrast is tremendous.

If it be said that the above style of feed is too fine or uncommon, take a cruder form:

Here is a list from the Northern and Western standpoint:

Dry Matter. Pounds.		Protein. Pounds.
89.1	Corn,	7.92
89.1	Barley,	8.69
89.0	Oats,	9.25
88.4	Rye,	9.12
89.5	Wheat,	10.23

Here is one from the Southern:

Dry Matter. Pounds.		Pounds.
89.3	Cow pea,	10.79
88.7	Soy bean,	10.78
	Cottonseed (whole)	11.08

I cannot just now lay hand on the value of the peanut, as a hog would find it by rooting; but in Farmer's Bulletin No. 25, entitled "Peanuts: Culture and uses," there is on page 22 a table of "twelve principal foods reduced to units of nutrition," by Professor König, of Germany. Although this (as I understand) was based on its uses by man, yet the nutrient content applies largely to other animals. The deduction from the table is summarized in this language: "It follows,

therefore, that peanut meal is not only the most nutritious, but by far the cheapest of this whole list of food materials." I concede that corn is not included in the test, but peas are, and as pea meal has more than twice the nutrient content of corn meal that leaves the matter indisputable.

Because I have placed corn (among other foods) in the Northern and Western category, in contradistinction to Southern, I wish no one to conclude that I concede them as cheaper than or excluded from Southern foods. My argument has been to show that in protein foods the South far outranks the North and West in cheapness, and in some regards monopolizes their production. Certainly, no well-informed man can deny that the South can produce oats and corn more cheaply than the North and West.

When it comes to the question of carbo-hydrates, while it is conceded that corn surpasses all other foods as a mere fat-former for hogs (unless possibly peanuts), yet the cheapness of some of our carbo-hydrate foods is far greater than corn. Thus, for illustration, the digestible food ingredients in cotton seed hulls are:

Dry Matter.	Carbo-hydrates.	Fat.
88.9	30.95	1.69
Corn:		
89.1	66.99	4.28
Cottonseed, whole:		
89.7	33.13	18.44

Cotton seed hulls offer a great opening for fattening hogs, and are being tried at Jackson, Mississippi, possibly elsewhere.

Can it be necessary for me, after what has been said, and what every practical man knows, to say that a variety of food is essential not only to profitable pork production, but the health of the hog? And if this be true, that the South is destined to distance the country in this business? If it were wholly upon the use of red clover alone I might pit the South against the North and West alone. Nearly twenty years ago Doctor A. C. Stevenson, president (at that time) of the

American Association of Short Horn Growers, in his visits to me, took the position that we could put twice as much flesh upon the hog by red clover as could be done North and West. In my article on clover I have demonstrated that it is superior South to the North and West. But the truth is that in much of the South we can have some (many) grasses the year round. The hog being a grazing animal has thus the food for health, for flesh and bone and for making the best quality of pork. In Mississippi it has been demonstrated that one acre of alfalfa will, by soiling, feed from fifty to seventy-five hogs, and will give a greater number of cuttings South owing to longer season. At Meridian, in that State, I have known of its being cut three times during winter. It stands high in both protein and carbo-hydrates. But I cannot particularize. Think of an area in which can be produced (beyond controversy) in much of it red top, orchard grass, Kentucky blue grass, Hungarian grass, red clover, crimson clover, alfalfa, white clover, supplemented in summer strictly by Japan clover and Bermuda (the last the best grass in the world). Here (in these grasses) is found pasture in much of the South the whole year. (And I forgot gazon—carpet grass—and Mexican clover.) So much for grazing. Then think of the cow pea, sweet potato (last year the Louisiana Experiment Station produced over 1000 bushels per acre), Jerusalem artichoke, peanut, etc., etc. What affluence and variety for hog food! And I entered into some curious and most convincing figures in a publication last summer to show the amazing quantity of fine hog food there is in the refuse or waste in all great fruit and vegetable centres South. As I said in the inception of this article, I made an especial study among experts in hog raising in a tour of investigation last summer. All my notes are not available, but here is matter from two (one of whom I visited), which is so well put that I quote: "During the winter months the North-

ern hog raiser is forced to feed entirely of high-priced foods, but the Mississippi farmer may have his oat, wheat or barley field, which, with few exceptions, will afford grazing the whole winter. In addition he has a soil and climate especially suited for the growing of a great variety of other crops which are recognized as very valuable for hog feeding, such as artichokes, ground peas, peanuts, sweet potatoes and sorghum." Had this gentleman lived longer South he would have included clover, Kentucky blue grass, orchard, etc., in his grazing for winter. The other authority says: "I find the business (hog raising) much more profitable here than in Illinois. Here I can grow two litters each year, while in the North I could only grow one to advantage. My hogs do well on the pastures, receiving very little other feed during the summer, though making a rapid growth. For winter feed and for fattening I use sugar beets, peanuts, sweet potatoes and corn, though very little corn is needed. Here, as elsewhere, hogs must be grown on grass, roots and other cheap foods to make them profitable. In Mississippi we can grow such foods in the greatest abundance and at very small cost, which gives us a great advantage over the Northern hog raiser, and this is one of the principal reasons why pork raising is so much more profitable here than in the North. Our pork is all that we can ask."

The reader may infer that because the authority just quoted is silent on winter pastures he does not believe in them. He is a new arrival; but assured me that he intended to sow clover the coming fall.

Because I have particularized Mississippi let no one think I limit hog raising to that State. I showed in one of my letters on grasses how the fields of North Georgia were set in clover, Kentucky blue grass and others for winter pasture by so high an authority as Mr. Wade, the great Jersey breeder there. And I might particularize northwest Louisiana, which I know by

careful inspection is a great hog raising country, and enjoys another immense advantage in that it is within striking distance of one of the largest pork packeries of the United States (in Fort Worth, Texas), with a daily capacity of 2000 hogs per day; a thoroughly demonstrated successful concern.

The interested hog raiser will not fail to be impressed with the fact that two litters a year can be successfully raised. In much of the South the climate is so mild that pigs incur no stunt. This has many advantages needless to elaborate, except that it ought to be emphasized that it opens a field for something "fancy" in young roast pigs North and West in winter—a new and very interesting theme.

There is a very large theme in the comparative exemption of much of the South from long protracted drouths, which not only invite inroads of the swine plague in the corn belt and make so often a shortage of pasture, necessitating corn food at an unpropitious time. The South has ample rainfall (in much of her area), and Bermuda—the richest grass and most prized by hogs—never fails. This point—worthy a letter of itself—must pass with these few comments.

Lest I may seem to have neglected the South in general, and as a further point, in showing how fast hogs grow South, I will quote from a note I have from the Manufacturers' Record of last winter as to a South Carolina experiment: "A few days ago it seemed quite certain that Mr. Ross Reid, of Greenville, had won the prize on a fourteen-months old 591 pound porker, which represented an average growth of 40.2 pounds per month, as against 40.9 and 40.3 pounds respectively for his nearest competitor. But Mr. Biddle, of York county, comes forward with a nine-months old Berkshire of 468 pounds net, when killed, or 42 pounds net per month." As to the breeds we can raise South I would exclude none but the Irish Grazier and the Chester White. The Tamworth,

now so popular in Wiltshire, England, for lean meats, I cannot speak about. The Berkshire, Essex, Poland China, Jersey Red (or Dame), Yorkshire have all been abundantly and successfully tested. As to markets (which a practical hog raiser will want to know of), the pork packery at Fort Worth can take about 600,000 head a year. I have been in correspondence with them. They are accessible from Texas, Louisiana, southern Arkansas and western Mississippi. They have a large market for their pork. The Southern hog makes satisfactory pork. Southern merchants buy it. But the improved breeds bring a cent to a cent and a half a pound over the Southern "razor-back." This concern buys every day in the year but Sundays. I hear that one or more pork packeries in the South can't get a supply of hogs. A pork packery is inchoate at

Jackson, Mississippi. One in New Orleans is doing something. There is one at Birmingham, Ala., and another at Valdosta, Ga., both recently started. The pork packeries will be sure to come.

The South ere long will be sending choice pork to Europe—lean meat, such as they want, and we shall be sending live hogs to Chicago and St. Louis; at least I expect in a few years to see a considerable business in young dressed pigs for winter markets North and West. As to hogs for the South's own use, we shall soon raise them. Pork packeries are written down in the book of destiny as one of the most striking and valuable accessions to the New South. I have not exhausted the theme, but have given a sample from this rich mine of Southern possibility.

POSSIBILITIES OF THE PEANUT.

By Edward Atkinson.

The "Southern States" asks me to state the grounds upon which I have ventured to predict that there will be as great a development of the peanut oil and meal industry in the next fifteen years as has been witnessed in the development of the cottonseed-oil industry in the last fifteen years. I can give nothing but some very general reflections and statements of fact upon that subject.

The demand of the world for oils and also for cattle food appears to be practically unlimited. The uses to which oils are put are very numerous. Whenever a new source of oil is discovered the world seems to absorb the additional production without much effect on previous supplies from other sources, for which the demand continues unabated, subject to no greater variation in price than that which affects many other products.

The peanut vine, known as the Ara-

chis, of different varieties, belongs to the tribe of leguminous plants which derive nitrogen from the atmosphere through the intervention of the bacteria, which, dwelling in the little appendages between the stalk and the root, dissociates the nitrogen from the atmosphere, and living or dying there converts that nitrogen to the use of the plants, which, when turned under or fed to cattle, serve to renovate the soil.

Moreover, the seeds of these leguminous plants—beans, peas, lentils and peanuts—supply the necessary nitrogenous element of nutrition in the food of mankind in the countries where meat is either very costly, or in hot countries where much meat would be unwholesome. These leguminous plants are produced in immense and numerous varieties in the so-called "rice-fed" countries of the world—India, China and Japan, since rice

only would not supply complete nutrition. The oil of these countries is derived from these seeds, notably from the peanut, which is distinguished from most other varieties in the great quantity of the oil which it contains. Peanut oil is the oil of China. The meal of peanuts and beans is one of the great articles of the coastwise and river commerce in China.

These meals have been used to fertilize the sugar cane on the Island of Formosa for many centuries, yet until a very recent time the sugar planters of Louisiana were wholly unaware of the fertilizing properties of the cotton seed meal, which contains the same elements of nutrition which the soil so much requires.

Regard being given to the fact that the peanut can be raised on land which is not commonly called very fertile, but which, when nourished with the proper proportion of alkaline fertilizers will make great crops,, it may become one of the prime factors in the renovation of the soil of many States which have been exhausted by ignorant cultivation, while adding vastly to the product in the value of the plant and its seed.

Are not the people of the Southern States as intelligent and capable of developing their resources as the negroes of Senegambia in Central Africa? If that question is answered in the affirmative, why should there not be as great a commerce in peanuts as there is between Senegambia and Marseilles or Bordeaux? I cannot give an exact statement of that commerce, but it is measured by hundreds of thousands of tons and hundreds of passages of vessels to and from the ports of Africa.

Assuming, then, that there will be sufficient intelligence to develop this branch of industry, what are the facts? So far as I can learn, intelligent cultivation in many States will develop an average crop of sixty bushels of peanuts to the acre. But these nuts, like the cotton seed, may become the secondary product of the plant. When the plant thrives sufficiently to yield

sixty bushels of nuts to the acre it also yields two tons of the most nutritious forage that can be discovered for the use of cattle. Again, when the oil has been extracted from the kernel the meal ground with the shell, as the cotton seed is now mixed with the hull, becomes one of the most nutritious and valuable foods for cattle that has ever been discovered. This food mixed with silage made from corn stalks may be so combined in a due proportion as to make a complete and perfect food for cattle, sheep and hogs.

In 1880 I stated to my hearers in Atlanta that if the North possessed a cotton plant producing no lint and only seed it would long since have been one of the most valuable crops. Now I say that if the North could have produced peanuts that crop would long since have become one of the most valuable crops of the country.

In fact, the peanut vine, could it be cultivated in the North at the rate of two tons to the acre, would be one of its most valuable forage crops, even discarding the nuts themselves as of no value. How much more would this crop be raised in view of the fact that while it pays for itself as a forage plant its secondary product, the peanuts, may become worth much more as time goes on than the forage itself. The flax plant produces flaxseed or linseed. No invention has yet been made for saving the fibre of the stalk except by very costly and unpleasant methods of treating it by retting or rotting on the ground and dealing with it by hand. This work can be done so well by the semi-pauper labor of other countries that we cannot afford to save the fibre itself from the great crops of flax which are raised in this country. This plant is therefore raised simply for the value of what in other countries is the secondary product, to wit, the seed.

It happens to be in the power of the North to produce flaxseed. Since 1860 the product of flaxseed in the far Northwest has risen from 500,000

bushels to 16,000,000 bushels in 1895. Flaxseed culture has largely supplanted wheat in the older counties of Minnesota. See the recent report in Bradstreet's of November 23d. Its meal product is said to surpass all other foods in the production of beef, mutton, pork, milk and butter, while the value of fertilizers from animals fed on it is \$20 a ton as against \$7 a ton from corn fed animals.

Such are the facts in regard to a plant which very rapidly exhausts the soil. When similar intelligence and energy are applied to the development of the peanut, which renovates the soil, what will be the effect?

Again, the peanut oil may be treated

for the separation of the stearine corresponding to the cotton seed stearine, which is purer, cleaner and better than lard. A farmer, whose name I unfortunately misplaced and lost, whom I lately met at Atlanta, informed me that acting upon the suggestion which I made to him a year ago, he had raised peanuts, converted them into oil and had manufactured stearine at a cost not exceeding three cents a pound, his intention being to develop the product as rapidly as possible.

I can add nothing to this general treatment of the subject. If these facts do not speak for themselves no argument would be of any value.

ADVERTISING AND IMMIGRATION.

By W. L. Glessner.

That the Southern States have not secured a larger amount of immigration the past five years has certainly not been due to a lack of advertising, but rather to a failure to judiciously use that advertising. Perhaps I should alter this statement to read printed matter, instead of advertising, for there is a vast difference between printing and advertising, a difference that is too often not appreciated. Let me illustrate: A town or county desires to advertise its resources and advantages. Several thousand copies of a well written and handsomely illustrated pamphlet are printed and turned over to the committee or distributed among the subscribers to the fund raised for that purpose. The pamphlet is admired, and it is conceded by all that it is well calculated to attract attention to their locality. A few copies are mailed to friends, a number are placed in the hotels and the balance are laid to one side, to eventually be consigned to the waste basket, and a year later, when some one suggests the advisability of advertising that section he is told that

advertising is a failure. These pamphlets would have done great good had they been distributed among the right class of people, but unfortunately no one in the community is in a position to distribute the pamphlets among the right class. Hundreds of thousands of dollars have thus been ineffectually spent in the South within the past few years.

Now, I do not say that the publication of descriptive pamphlets is not a good thing to do; on the contrary, I approve of it; but some means must be used to give them proper distribution. The best results can of course be secured by the distribution among people whose attention has been turned southward and who are looking for a location. The question then occurs how to reach these people. I have tried many methods—advertising in papers of large circulation in the North, procuring lists from directories, lists of members of agricultural and horticultural societies, and have even procured the mailing lists of local newspapers in the North. I have distributed many through rail-

road agents and at State and county fairs. But I have got the best results, for the amount expended, from a well displayed advertisement and descriptive matter in the "Southern States," and I think I can explain the reason. The readers of this magazine are those who have had their attention directed toward the South as a place of residence or investment, and they naturally desire all the information they can procure regarding the resources and advantages of this section. When one of these readers writes you for pamphlets and circulars, you can be sure that he will carefully read and consider their contents. He is not actuated by idle curiosity, but a desire for information. I would rather mail printed matter to one man who has asked for it than to hand it out to a hundred indiscriminately.

While I believe in liberal advertising, judiciously invested, too much dependence should not be placed upon it. It only opens a channel of communication through which you can convey information to those who desire it—it gives you the ear of a class of people to whom you desire to talk. It remains with you, then, to make the argument. And right here I want to say a few words in regard to descriptive pamphlets and circulars. In most of them there are too many glittering generalities, too much exaggeration. What the intending settler wants is plain, substantial facts and details. If he is a practical man—and those are the kind we want—he knows that he cannot live upon climate and water, however mild the one and pure the other. He wants to know what kind of soil you have got and what it will produce—not exceptional yield, but average yield, the price of products, of building material, what it will cost him to build a house, price of labor, rate of taxation, character of schools, churches and societies—in short he wants to know just what you would want to know if you were contemplating moving to a strange country. You need not expect, after you have given all these details, that the inquirer is

going to pack up his belongings and move down right away; you will do well if you induce him to make a trip of inspection. Too many people expect, after they have inserted a ten-line advertisement, to have great crowds of immigrants swoop down on them, waving rolls of greenbacks in their hands, clamoring for land to buy, and because their expectations are not realized become disheartened and abandon the work.

It requires continuous, persistent effort to secure immigrants to the South, for the reason that this section is comparatively little known, and there are many erroneous opinions respecting it. Its semi-tropical features have been so extensively advertised that the people of the North have received the impression that our climate is hot and debilitating, that they cannot raise the crops they have been accustomed to, and that all their methods of work and living would have to be changed. Within the past few years many of these impressions have been corrected and the work is easier than when I began it ten years ago.

Having through advertising opened communication with those who have evinced a desire to change their location, I have found the surest way to secure settlers is to go after them. Many who would like to change their location, and have a leaning toward the South, know little or nothing of the route to take, the cost of the trip and the time it will take to visit and inspect the section to which they have been attracted. They have no one to give them this information and so they postpone making the trip until some more convenient time. My plan has been to personally visit these prospective settlers, give them information as to route and rates and set a date for their trip, arranging to meet them at some central point and accompany them on their trip. In making these personal visits I get acquainted with their neighbors and generally induce some of them to take the trip; in fact, I have often organized a party of from ten to twenty-five in a single neighbor-

hood. By thus organizing an excursion party I not only secure reduced rates, but better accommodations and more attention. By the time I arrive with the party at our destination I have ascertained what each man wants, the amount of land, the amount of money he desires to invest, the branch of industry he proposes to engage in, and am thus enabled to take him at once to such locality as I think will suit him. As a rule they do not buy on their first trip, but look around and post themselves on the condition of the country and the inducements offered. They then go back home, consider the matter, and if they are favorably impressed prepare to remove. Many of them have to dispose of their farms before they can purchase, and this takes time. Sometimes it is a year or two before they are prepared to remove. Every excursion party taken out of a neighborhood forms a nucleus for future

work. The members of the party go back home and tell what they have seen, and those who have decided to locate in the South naturally endeavor to induce some of their neighbors to go with them, and in this way little settlements are formed, thus making a pleasant and attractive neighborhood.

In advertising for immigrants it is of the utmost importance that no exaggeration shall be used; it is better to underrate than to overrate. The prospector views things with a critical eye, and if he finds that you have exaggerated in one thing he discounts all of your other statements. It is better that he be agreeably disappointed and find things better than he expected. The Garden of Eden was abolished long ago, and it is useless to attempt to revive it. Advertise liberally, judiciously, persistently, follow it up by personal work, and the reward is sure to come.



THE GULF COAST.

The Gulf coast country of Alabama and Mississippi is a region wonderfully endowed not only with material resources and advantages, but with rare aesthetic charms as well. Col. M. B. Hillyard writes as follows of the Gulf coast in his book, "The New South," published by the Manufacturers' Record Company:

The late Hon. J. F. H. Claiborne, the historian, wrote of this region: "The peach, apple, plum, pomegranate, pear and fig, pecan, grapes of many varieties, strawberries, dewberries, blackberries, the persimmon, mulberry and pawpaw, or custard fruit, and melons of various kinds grow in great perfection, and yield abundant returns. Nearer the seashore we find in addition the orange, lemon, citron, shaddock, jujube, almond, banana, olive and occasionally the pineapple." Of "staple crops" he says: "Sea Island, or long staple cotton, is a safe crop on this coast anywhere within the influence of the salt air from the sea. It rates in the market quite as well as that grown in South Carolina; yield, about 800 pounds of seed-cotton to the acre, more or less, according to the land, culture and season. Tobacco from Florida or Cuba seed has been tested, and in careful hands would be a paying crop. A large area of land here is especially favorable to its culture. Sugar cane succeeds admirably, and is a reliable and remunerative industry. Rice, so far, has grown exclusively on uplands, and only for domestic use. Its culture might be profitably extended. Sweet potatoes have been made to yield 500 bushels to the acre. Two crops of Irish potatoes are grown on the same land—the first planting in January, the second in August. Indigo, broom-corn, the sorghums and

the castor-oil bean have all been successfully planted."

I have seen fine oats and buckwheat. It is quite certain, too, that along this coast will some day spring up an immense trucking business. Already has a start been made. It ought to be a great point, too, for canning figs, oranges and other fruits, shrimp, fish, oysters and vegetables. Here and there a cannery is started. Others will follow. Dairying ought to be a considerable business there. I know that fine Jerseys can be raised there. I know that Bermuda grass and Japan clover can be combined with Kentucky blue grass, red top, orchard and white clover, and perpetual pastures are to be had of the choicest grasses. All it needs is skill and rich land. There ought to be many woolen and cotton factories along the coast. The cheapness of living for the operatives, with the sea to feed them from; the healthfulness and delights of the seashore; the fact that Saxony sheep can be raised so well and cheaply and their wool had; the further fact that the wool already raised there has a distinct name—"lake wool," is of very superior character, and brings a higher price; the fact that New Orleans is so near where cotton can be bought every day; the fact that Sea Island cotton can be raised there—all these point strongly to the seacoast as a great manufacturing area. All these operatives of factories, canning factories, these wealthy cottagers, these throngs in winter from the North in the future palatial hotels, will furnish to many dairymen and poultry raisers lucrative vocations. It is useless to put any more colors into the picture. The seashore furnishes the canvas. Art and enterprise, wealth and culture some day will draw such

a "living landscape" upon it as will make any forecast I could draw the veriest daub. I have said so much to point the way to wealth and taste and enterprise, hoping they will follow it and construct and beautify as they go.

This country will soon be attracting great attention from the country at large for its charms as a place of residence. From thirty or forty miles east of New Orleans until as many from Mobile west (say from fifty to sixty miles) there is an area for much of the way in which the orange will succeed. The advantages of this area are many. It is accessible to the gaiety and shopping attractions of New Orleans. In two or three hours one can leave one's town on the coast and arrive in New Orleans. On the coast one can get fish, oysters, crab, shrimp in the greatest abundance and cheaply. There are chances for sailing in many large shallow bays, where there is little or no danger; or one can sail on the beautiful rivers and creeks that "make into" the Gulf. The huntsman can find plenty of shooting in wild duck, geese, snipe, woodcock, quail. If he goes back a little he finds plenty of wild turkey and deer. The salt water for bathing in summer is another great attraction, and this is the only feature of its many charms that has brought any consideration to this strangely overlooked area. Hundreds of beautiful cottages, with orange groves, are owned by residents of New Orleans, who resort there in summer for bathing and for the cool and healthful sea breezes.

It is somewhere on this coast that I have seen, in fancy, the future ideal city, with some poetic name, arise; where wealth and taste shall vie with nature in lavish embellishment; where architecture shall achieve her choicest triumphs; where time shall recall the glories of other climes and seas, and where famous cities, now (as to their brightest aspects) only memories, shall have glorious similitudes. At thoughts of the future of this Gulf coast, the old-time splendors of the Mediterranean and Adriatic revive in recollection,

and cities forever embalmed in history and song—Naples and Nice and Venice. This city may have, in its environs, its vineyards, from whose grapes the choicest wines will be made; groves of orange and olive, orchards of peach and pear. Silk factories may spring up, and the fabrics there made may vie with Lyons, in France, or Patterson, in New Jersey.

And how varied are the delights of the sea! At eventide the pale purple of the sky, glassed in the "ocean mirror rounded large," over which a vast calm is brooding, where the sweet contagion of the tranquility is irresistibly caught, the hush is undisturbed, save by the gentle wave as it tenderly lips the shore—kissing it, as if stealthily, like a lover his sweetheart, lest a kiss sound may betray his dalliance. Other times the colors—here, opaline breadths; there, spaces of dark blue; nearer, the deep green; cloud shadows dusking and dappling here and there; pearly flashes from the breaking billows, leaping and frisking. There are the bounding ships and the screaming, darting sea birds. Along the shore the

"Flying foam seeds."

The islands lying

"In dark purple spheres of sea."

And then the morning! Gray's fine line rushes to memory—

"The breezy call of incense breathing morn."

The joyous air puts the most inspiring influences in nature in sympathy with it. Hear the applauding rustle and the dancing responsiveness of nodding and curtsying trees, the laughing, leaping plaudits of the crisp and sparkling waves, the largeness of movement, the grand swiftness of the wind-driven, wide-spreading clouds, as they fleet so joyously down the sky. Everything on this seaward, wide-view scene speaks of freedom, spaciousness, exaltation. The air exhilarates like laughing gas, and the breast seems too small for the glad throbs of the dilated heart. Landward, the narrow horizon is fringed with varied shades

of green from magnolia, live oak, pine and other trees. And while the mocking bird has for song "all seasons for its own," yet in the morning he seems most jubilant. This time of the day he embellishes and ornaments in glorious abandon and with "bright, keen joyance." From his exhaustless repertoire he pours

"From the sleek passage of his open throat
a clear, unwrinkled song."

Never a mortal approaches him. Pretty and rapid earthquakes of ecstasy shake his breast; little storms of quavers escape his throat; roulades, cadenzas, fioritures, all ornamentations of music fly from "the sugared nest of his delicious soul." Diapasons and gamuts are gamboled through in the melodious mazes of his sparkling song, and he revels and riots, seeming to create a being of music, the vibrations of whose very wings are tuneful.

And then the other beauties of the Gulf coast, in the flowers, the flowers!

Why a city such as I have faintly foreshadowed should not be, one cannot tell. And in its villas our Southern marbles—marbles whose variety and beauty defy description—will play a conspicuous part. These beautiful stones are at the very door of the Gulf, in Louisiana and Alabama especially, and in exhaustless quantity and of superb quality. I am not sure but one can have "marble halls" upon the Gulf

almost as cheaply as buildings of brick. Hundreds of millions of dollars are invested in villas North on the Hudson, at Long Branch, Newport. Why not some South? Let one point be deeply engraven on the mind of the invalid. Take the map and see how far from the raw "northeasters" one is who lives on this Gulf coast. And this air, when incurred, has come hundreds of miles through forests of pine, whose influence has taken out its fangs and softened its rude blasts with the "balmy sigh" of its medicinal breath. All sea winds on the coast are bland.

It is useless to elaborate these attractions. They will soon receive attention from Europeans and Western and Northern people; and the coast will become a Southern Newport or Long Branch in winter. It will become in name and fact the sanitarium of the Southwest. I should have a profound satisfaction in commanding consideration for and helping to build up a country which has no superior in many regards in which taste, wealth and culture seek their most elegant and charming diversions and pursuits. But I must forbear. The country needs no eulogist. Nature sings an unceasing paean in the cadences of sea beats, the pathetic pine songs, the melodies of her feathered songsters, and her balm-dropping blooms forever murmurous with busy bees.



THE SOUTHERN STATES.

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AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, DECEMBER, 1895.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

A Hay Carnival.

The editor of a paper in a town in Southwestern Georgia, Mr. H. M. McIntosh, of the Albany Herald, some months ago offered prizes, amounting to \$100, for the best exhibitions of hay made by farmers in that region. On the 21st day of November, the date appointed for delivering premiums, Albany was visited by many hundreds of people who were entertained in true Georgia style. These crowds assembled to see the hay products, and it was a wonderful display under the circumstances. Farmers from far and near brought their bales for competition, and no one in that section ever before saw, in one place, such pyramids of dry grass. Speeches were made, experiences exchanged and in-

calculable good agriculturally was established. The farmers discovered that they could make the best of hay and a superabundance of it whenever they pleased. They found out that there was no need to buy that article from any other section of country. Henceforth, as some one wittily says, the South will be famous for hay as well as hog and hominy. Plentiful hay means fat stock and an increase of cattle for use or food. It will also mean many thousands of dollars kept at home for profitable employment and circulation. Mr. McIntosh, at a small outlay of money and a large stock of brains, has made, so to speak, many blades of grass to grow where one blade grew before, and so is an honor to his section and a friend of the republic. What he did in his district every editor could accomplish in various ways other than a hay product. Never before, perhaps, was \$100 so usefully invested, and we trust that Mr. McIntosh will find a fruitful harvest for his brave, wise and patriotic paper.

It has been for years a popular delusion that the South was not a grass country, but the truth is the South is one of the best, if not the very best, grass country in the world, as Col. Hillyard's articles in the "Southern States" demonstrate beyond question. It would be a notable thing for the people of the South everywhere to read these expert testimonies and to keep abreast of the times by a regular and careful perusal of the "Southern States." The people of the South, in only too many instances, are not adequately informed of their own potentialities. This is due to the indifference so large a part of the people

manifest in what ought to concern them seriously.

Near Augusta, Ga., there are some of the finest grass farms in the world. Vetch and native or cultivated grasses are cut five times a year in any ordinary season. The Bermuda grass grown there and elsewhere is, by scientific analysis, shown to be 25 per cent. more nutritious than timothy, the brag grass of the East, which the South so long purchased at high prices, while neglecting her own harvest. Alfalfa is cut near Augusta seven times annually. All over the South grasses are producible of the best description, and no better clover grows anywhere on earth.

It is true that the "passing of the horse," by introduction of electric cars and bicycles, has been somewhat brought about, but it will be a long time yet before the horse and mule depart from plantations. Beside this, there will be no passing of sheep, cattle and edible live stock, and the South should turn her hay into meat instead of paying out hundreds of thousands of dollars to Western slaughter-house millionaires.

Meanwhile the "Southern States" tenders to Editor McIntosh its distinguished consideration, and prays that he may long live and prosper as a benefactor and enlightener of his section. If he were not so useful and enterprising an editor we should be tempted to nominate him for Congress.

Public School Methods in Louisiana.

Elsewhere we reproduce an extract from a report made by the Secretary of the Louisiana State Board of Education. Secretary A. D. Lafargue uses language that might be profitably read by all engaged in public instruction, and indeed some of his sentences might be appropriately engraved and placed as conspicuous mottoes on the walls of academies for constant reminders of true duty.

We rejoice to know that in Louisiana—at the South—there is so wise a conservatism in the public schools, that machine teaching has been avoided, that the teachers are zealous in their own culture, and that they love not only their art, but the children they have in charge. A blessing will come upon any school, we should think, where there is such noble intellect sympathetic with the hearts as well as heads of the young. Properly handled, children should and could be made, insensibly but magnetically, to love study and their teachers. In too many instances they revolt against both, because unskillfully handled—"as planks in a lumber mill."

We trust that the spirit, the principles and the method detailed by Professor Lafargue will become epidemic everywhere, and, if so, wondrous results will ensue and the whole nation would be exalted, for these children are to be future rulers, and on them tremendous things depend.

Impure Drinking Water.

It is stated in the Washington Post that Dr. George M. Kober, who was appointed by the health officer to investigate 500 cases of typhoid fever selected at random in various parts of the city of Washington and suburbs, has submitted his report. Of the cases selected 436 were contracted at home, and the remaining sixty-four outside of the city limits. He thinks a large amount of the fever here in the autumn is contracted while persons are visiting the summer resorts. Of the cases contracted in the District of Columbia, 289 were consumers of well water, 132 consumers of Potomac water, five of spring water, three of Columbia lithia water, and three consumers of melted Kennebec ice.

We have seldom observed a more striking illustration of the dangers consequent upon drinking impure water and the necessity of an opposite cause. It is manifest

that well water, such as is too commonly used in town and country, is the most pernicious beverage consumed by human beings, and that river water, which ordinarily supplements it, in cities, is at times not much better. Summer resorts are practically disease and death-traps when the pure air is not accompanied by pure water.

Typhoid fever is by no means the only disease generated by impure water. It is the prolific, perhaps, with the exception of "doctored" milk, the only cause of cholera. In several articles by Mr. James R. Randall, published from time to time in the "Southern States," it has been demonstrated that the so-called malarial fevers are really the offshoot of bad water.

Any suspected water or milk should be boiled. This is a sovereign preventive against danger. The people everywhere have been repeatedly cautioned in this respect, but in only too many cases appear heedless or reckless. As 90 per cent. of the human body is a fluid and chiefly maintained by beverages, it is of the last importance that the great constituent of health and life should enter the organism in a pure state. There has been a notable advance in the progress of the great facts and truth of "malaqua" vs. malaria, but, as the Washington incident we have quoted amply demonstrates, there is still much room for missionary work. The public schools and colleges of the land should inculcate these facts, and it must happen, in such an event, that the people of the twentieth century would be the healthiest ever known. There is no telling what such a race might accomplish with sound minds in sound bodies, since it is undeniable, as the columns of newspaper advertising, medical records and common experience manifest, that a majority of mankind is on the sick list.

Dr. Charles Smallwood, Lewiston, N. C., writes:

"Enclosed find money order for \$1.50 for

my subscription to the Southern States. I think it is the best publication for the purpose had in view I ever met with, and it is doing a fine work."

Italian Immigration in the South.

The newspapers have had a great deal to say about Mr. Austin Corbin's plans for colonizing Italian immigrants in Arkansas, of which an account is given elsewhere. The impression seems to be very generally prevalent that this is the first effort to colonize Italian agriculturists in the South, and that the present undertaking is wholly an experiment. This is a mistake. There are several flourishing and prosperous colonies of Italian immigrants in different parts of the South, and Mr. Corbin's present project is only a part of a movement that has been in progress in that part of the South for several years.

In an article by Mr. Harry Ball, of Greenville, Miss., entitled "The Yazoo Delta for Immigrants," published in the "Southern States" of April, 1894, the following account of an Italian colony is given, with a brief statement of the conditions that led to the efforts in furtherance of this sort of immigration:

"This, then, is the present economic situation of the Delta: Lands of unequalled fertility; a climate almost perfect during the greater portion of the year; vast unopened and unsettled tracts of forest, containing a wealth of timber almost untouched, and immense cleared plantations, supporting a shiftless and nomadic population of negroes, and worse than unremunerative to their owners because of the impossibility of cultivating them without responsible labor. * * *

"At last the owners of the Delta lands have awakened to the knowledge that for the future prosperity of their country there is but one hope—white immigration. * *

"The planters have simply realized that their reign is over. They can no longer hold their princely estates intact, and the Delta is ready and anxious for the advent of a frugal, industrious and thrifty class of farmers. The gates are down, and already

the tide is beginning to pour through them.

"The first colonists under the new regime are Italian farmers. The principal colony established by them is in Coahoma county. There, within the past year, they have demonstrated that comfort and plenty will follow even the first year's intelligent effort. They came with nothing—destitute of even the necessities of life. They rented land and mules, to be paid for out of the first crop, and were furnished with sufficient food to run them for a few months. They cultivated 200 acres of land. On it they made, in the face of a most disastrous year, 160 bales of cotton, two crops of corn, the first of which they sold, using the second for winter stock feed; all the oats and hay they needed; two crops of Irish and an abundance of sweet potatoes, and at present (January, 1894) each man is well supplied with hogs, chickens and home necessities and has a flourishing garden. They have paid every obligation they owe, and everyone has saved money. The success of this colony has been so striking that landowners throughout the Delta are now dividing their places into twenty and forty-acre tracts, and even paying the traveling expenses of the Italians to get them into the country."

The region that Mr. Corbin has undertaken to people with these thrifty Italian farmers is in Chicot county, in the southeastern corner of Arkansas, separated from the Yazoo Delta by the Mississippi river. The lands are enormously productive and are adapted to the greatest imaginable diversity of products. Formerly this whole section was subject to periodical overflows, but with the present system of levees it may be said to be no longer so. These Italian immigrants will no doubt accomplish for this part of Arkansas what they have done for parts of the Yazoo Delta and other localities in the South.

While it seems a fact that they brought no money for living expenses, they will be initially helped. These Italians are among the most thrifty of the human race, and after one year's work they will, in Arkansas, need no more help from anybody.

This first lot of immigrants will be followed by others, and before long there will be several thousand Italians in this corner of Arkansas, which they will make to blossom as the rose

Besides the colony in Coahoma county, Miss., referred to in the foregoing extract from the April, 1894, number of the "Southern States," there is an older colony of Italians in Alabama, of which an account was given in the "Southern States" for March, 1894, in an article by Mr. Erwin Ledyard, of Mobile, from which we reproduce the following:

"Some years ago a settlement of Italians was located near Daphne in Baldwin county, close to the Eastern shore of Mobile bay. The colony has thrived and prospered, engaging in fruit and grape culture and agricultural pursuits. * * *

"The success of this colony is attracting other Italians to Baldwin county, and also to its neighbor across the bay, Mobile county. Quite a number have bought lands along the line of the Mobile & Ohio Railroad, on a plateau or table land that begins some twenty miles from the city of Mobile, and which extends to the Northern limit of the county. This plateau is from 350 to 380 feet above the level of the sea and from five to ten miles in width. The Italians who have settled on it have cleared their land for cultivation and have built themselves comfortable houses. They are all putting out fruit trees, principally pears and plums and grape cuttings of various kinds. * * *

"These Italians are a very different class of people from those one meets in the purloons of the fruit quarters or in the slums of large cities. They are mostly from the North of Italy, although some of them hail from Naples and its neighborhood. They are intelligent, industrious, orderly and law-abiding, and they are so polite and cheery in their manners and demeanor that it is a pleasure to meet them. They seem to regard people of property and position, near whose places they reside, in the light of friends and advisers, entitled to deference and respect. Many good people in this country have formed their ideas of Italians from what they have read of the

lazzaroni of Naples or the vendetta-loving inhabitants of Sicily. Others have an undefined notion, gathered from operas and melodramas, that most Italians who are not proprietors of hand-organs and monkeys wear either red nightcaps and striped shirts or tall hats shaped like the old-time sugar-loaf, jackets or coats with metal buttons and short coat-tail, and leggings composed to a large extent of particolored ribbons. This costume they accentuate with a sash or belt containing a stiletto and a pair of villainous-looking horsepistols and an old-fashioned muzzle-loading gun with a crooked stock. These simple folks would be much surprised if they could see the sons of Italy who have brought their lares and penates to the shores of the Gulf of Mexico. They dress as the average American citizen dresses, and the only vendettas that they swear are against those birds and animals that injure their crops. Their hope is soon to sit under their own vine and fig-tree in a land truly flowing with milk and honey, and to make their lives bright with the light-hearted gaiety and peaceful content that made existence pleasant even amidst the exactions and privations of sunny, but overtaxed and overcrowded Italy. Already the sounds of music are borne on the evening air as these pioneers in a great movement of their race rest at the close of day from their labors, and rejoice over their freedom from heavy burdens, and in that feeling of independence that the ownership of land gives to foreigners of small or moderate means.

"These settlers can truly be regarded as to the advance guard of a race movement that will eventually make of Southern Alabama, Southern Mississippi and a portion of Western Florida an American Italy. The coming of Italians to Alabama can no longer be considered as an experiment. As has been previously stated, the settlement in Baldwin county was made some six or eight years ago."

Thus it will be seen that Italian colonization in the South is no new thing, and that such Italian immigrants as have sought rural life and agricultural pursuits have demonstrated that the efforts of Mr. Corbin and others directed to the lowlands of the Tensas and Yazoo deltas of Mississippi, Arkansas and Louisiana afford a solution of

the problem of negro domination with all that it implies agriculturally in one of the most fertile regions of the globe.

The Peanut.

The article in the November number of the "Southern States" on the culture and uses of the peanut has attracted very general attention. The facts brought out as to the magnitude of the peanut industry, and the possible enlargement and multiplication of the uses that may be found for the peanut plant and its fruit, were a revelation to most readers.

We have in this issue a very interesting and valuable article from Mr. Edward Atkinson on the possibilities of the peanut. Mr. Atkinson, fifteen years or more ago, when cottonseed was a waste product, stated that if cotton would grow in New England the Yankee farmer would cultivate it profitably if he had to throw away the lint and depend upon the seed alone for revenue from the plant, and he then forecast the subsequent enormous and multifarious development of the cottonseed. He maintains now, and the prediction seems amply warranted by the facts he sets forth, that there will be as broad a development in the peanut oil and meal industry in the next fifteen years as there has been in the products of cottonseed in the past fifteen.

Mr. W. H. Strong, president and general manager of the South Alabama Land and Immigration Agency, Brewton, Ala., writes:

"I herewith enclose check for advertisement in your valuable magazine, and will say that I am well pleased with the results of the advertisement."

In "Advertising and Immigration," in this issue, Major Glessner does not simply enunciate theories of how advertising ought to be done, and how immigration may be secured; he tells what sort of advertising

has brought him tangible and satisfactory results, and by what methods his success in getting settlers from the North, conspicuous and notable as it is, has been attained. Major Glessner's words are valuable as being the testimony of an expert and as setting forth the experience and the active plans of a practical and successful worker for immigration and development.

There is one clause in his article that we publish with some diffidence. The impulse on reading the manuscript was to eliminate the brief reference to the "Southern States," but, on second thought, it was decided to print the article as a whole just as it was written.

The resources of the Northwestern part of Louisiana were elaborately exploited in articles by Col. M. B. Hillyard, of New Orleans, published in the "Southern States" for June, 1894. This region, before but little known to the outside world, was shown to possess wonderful advantages and capabilities. The effect of these articles is plainly apparent in the marked and widespread attention that that section is now having. Col. Hillyard himself has been deluged with letters from nearly every State in the Union asking for further and more specific information, numbers of prospectors have visited it, and it promises to become a scene of great activity and development.

The Journal has for several years past contended that the dissemination of information concerning Georgia's resources, climate and other advantages would result in a rapid increase of our population and would bring to us an excellent class of citizens from less favored regions of the United States. We have persistently urged the establishment of a State bureau of information, and regret that the legislature has

failed to appreciate the importance of such an institution.—Atlanta Journal.

Let the Journal continue its commendable efforts along this line. And let the other papers of Georgia and the press of the South generally press upon State legislatures the need of such plans as the Journal is advocating for ensuring the proper exposition of the inducements the South offers to agriculturists, manufacturers and investors.

Mr. H. W. Wilkes, Louisville, Ky., is an inveterate advertiser. He seems entirely unable to overcome the habit. Mr. Wilkes deals in Florida lands, and he has been advertising in the "Southern States" for a year or more. We no sooner get out any one issue of the magazine, and think that we are rid of him, than along comes a letter from him with advertisements for the next number. He maintains that his advertisements in the "Southern States" bring him many buyers for his lands in Florida, and we presume, therefore, that we've got him on our hands indefinitely. He uses up a good deal of our valuable space this month in the column headed "Southern Lands For Sale."

The editor of the New York Dry Goods Economist, in a recent interview with a representative of the Augusta Chronicle, suggested the holding of a cotton exposition in Chicago. The idea was immediately taken up both in Chicago and throughout the South, and it seems likely to have a tangible outcome. Such an exposition would undoubtedly result in enlarging the Western market for the product of Southern mills, and in bringing about the investment of Chicago money in textile industries in the South.

IMMIGRATION NOTES.

Tennessee Immigration.

As showing something of the extent of the immigration movement, Col. J. B. Kilbrew, of the Nashville, Chattanooga & St. Louis Railroad, states that "about 150 persons have settled at the Ruskin colony in Dickson county, not very far from Nashville, within the past six months; about 100 persons in Coffee county; 75 in Warren county; half that number in White county; a good many also in Franklin, Carroll and Weakley counties. On the line of the Nashville, Chattanooga & St. Louis Railway in West Tennessee some 250 persons from the North have located during the past twelve months. The greatest accession to the line of this railroad has been in the region around Huntsville, Ala., where 700 Northern farmers have settled, and many are coming in every day."

Italian Immigrants for Arkansas.

Mention has been made briefly of Mr. Austin Corbin's plans for colonizing lands in Arkansas with Italian immigrants. On November 29 a steamship arrived at New Orleans with 562 Italians, bound for Mr. Corbin's Arkansas lands.

Prof. Alex. Oldrini, Italian Commissioner of Immigration at Ellis Island, has taken great interest in Mr. Corbin's plans, and has recently been in Arkansas and New Orleans looking after the welfare of these immigrants.

In speaking of them he said:

"They are of the best Italians in the central part of Italy. They come from the vicinity of Milan, and are known there as small farmers. They have been accustomed to cultivate small farms and raise vegetables and fruit."

Mr. Corbin's property, which has been named Sunnyside Plantation, comprises 9500 acres. It is divided up into small farms of twelve and a half acres each. A railroad runs through it, and side tracks

branch out in various directions, making the shipment of products easy for the farmers. There is a grist mill, a saw mill and a ginnery centrally located. The land has been sold on easy terms to the immigrants. Each farmer will have a residence on his twelve and a half acres, and will devote eight acres to cotton and the other four and a half to farming. The price of the twelve and a half acres, with improvements, is \$2000. The terms of payment are set forth in the following extracts from the contract of purchase:

"Art. III. The price of the ground and of houses is stipulated at \$2000 in American money, which sum the purchaser obligates himself to pay in American money in the course of twenty-one years to begin from the date of the present contract and payable at dates hereinafter stipulated.

"Art. IV. The purchaser furthermore obligates himself to pay to the Sunny Side Co. annual interest at 5 per cent. on the balance due until the last payment shall mature as hereinafter stipulated, cancelling his indebtedness.

"Art. V. The first payment will be due in 1896, after the first harvest is made by purchaser upon the ground, and the balance annually in the following manner:

"First year, 1896. For interest on \$2000 at 5 per cent.; total \$100.

"Second year, 1897. Interest on \$2000 at 5 per cent., plus \$50 for reduction of capital; total \$150.

"Third year, 1898. For interest on \$1950, plus \$75 on account of principal; total \$172.50.

"Fourth year, 1899. Interest on \$1875 at 5 per cent., plus \$75 on account of principal; total \$178.75.

"Fifth year, 1900. Interest at 5 per cent. on \$1800, plus \$100 on account of principal; total \$190.

"Sixth year, 1901. Interest on \$1700, plus \$100 on account of principal; total \$185.

"Seventh year, 1902. Interest at 5 per

cent. on \$1600, plus \$100 on account of principal; total \$180.

"And for the remaining years is eleven rental payments of \$100 each at 5 per cent., as above stated, payable annually at dates of harvest.

"Article VI. For the purpose of furthering the interest of the purchaser, the Sunny Side Co. recognizes the ability to accept the payment in part or in full, the said company obligating itself to allow all the time necessary to execute said payments, when on account of some unforeseen cause the result of the harvest fails to be sufficient to pay the annual rental, it being understood that the payments overdue from one year to another should be paid by purchaser at the first good harvest.

"Art. VII. The Sunny Side Co. obligates itself by the present contract to buy, if asked, the cotton that purchaser raises on the property at the current price, quotations as per exchange of the city of New Orleans, State of Louisiana, less the freight and expenses on said cotton from Sunny Side, said expenses not to exceed \$1 per bale of 500 American pounds, which will be at the expense of the selling colonist."

The plan to bring over the Italians was suggested by Prince Ruspoli. He has manifested the keenest interest in the settlement of his countrymen in comfortable homes in foreign lands, and assured Mr. Corbin of the excellent character of those now on their way to Arkansas.

Another Colony for Georgia.

A colony of Ohio immigrants is to be established in Ware county, Georgia, seven miles from Waycross, on the Plant System. The locality has been named "Elwood Park." Next spring another 500 will arrive. Mr. G. W. Shults, who is managing this movement, is a wealthy Ohioan.

In speaking of his plans and of the character of the people who will form the colony, Mr. Shults said: "All those who will be identified with this movement must be men of considerable means and of honorable character. Those 500 who are now preparing to come are all in good circumstances and they represent some of the best families in Ohio. We are seeking homes in a balmy climate, where the soil is productive and where are good railway and

telegraphic facilities. We do not intend to erect 'shacks' and tents temporarily, but will build comfortable cottages and elegant homes at once, so that the colony can feel at home as soon as they settle at Elwood Park. We will buy thousands of acres around the colony for farms, and our purchases of real estate will be extended to Waycross and vicinity."

The colonists will erect stores and factories of various kinds, and the Plant System will establish a regular station, with an express office, a freight and passenger combination depot and a telegraph office. A postoffice will also be established at Elwood Park. A sash, door and blind factory will be the first manufactory that will be erected, and it will be built at an early date, so that the colonists can get their sash, doors and blinds for their houses right at home.

More Settlers for Florida.

Col. Tarble, who was once Republican mayor of Pensacola, Fla., but drifted to Chicago, has yearned for his Southern home and determined to return. In order to bring some company with him, he has made a deal with a Chicago syndicate to purchase some 10,000 or 12,000 acres of land near Pensacola and settle there a large number of Scandinavians and other farmers. One gentleman, Mr. Garrison, has already purchased 2000 acres and will at once stock it with 100 Holstein cows.

Mr. George W. Howard, ex-vice-president of the National Railway Union, claims to be in touch with 70,000 sturdy hard-working American home-seekers, and proposes to locate them in Arkansas.

A Swiss Colony in Tennessee.

The South boasts of being the only part of the Union with, negroes omitted, the most distinctively American population; but the twentieth century will find that beneficent section composed, in a great degree, of strong European races, disciplined, in many cases, by Western experience. Germans took some gullied red-clay, abandoned plantations in Tennessee, purchased for a nominal sum, and before long had the richest farms in the State. A red clay subsoil at the South can always, by proper treatment, be restored to the highest fer-

tility. The Swiss are also settling in Tennessee. Thrifty and prosperous families, numbering 250 persons, are the pioneers of many more. These advance families have occupied 10,000 acres in Lewis county. They will raise fruit and make cheese principally or specially. Each family brought from \$1000 to \$2000 in cash. Lewis county, where the Swiss are located, has, it is claimed, the best tobacco land in the State. Col. J. B. Killebrew, immigration agent for the Nashville, Chattanooga & St. Louis Railway, in an interview with a reporter of the Nashville American, said: "They have brought provisions to last them till a crop is made. All of them are delighted to have homes of their own, like the climate and feel no fear of the blizzards and cyclones that troubled them in the Northwest. Their fuel will be practically nothing, and this they like particularly well. In a year or two their greatest effort will be for the establishment of dairies for the manufacture of cheese and butter."

Hungarians in Virginia.

Hungarians are settling in Lunenburg county, Virginia. They were at first regarded as curiosities by the citizens because of their shaggy appearance and muffled forms. The women wore boots. But they are sturdy peasants and skilful farmers and wine makers. Owners of syndicate lands in that region expect a settlement and town of 3000 Hungarians within the next five years.

A Dunkard Colony in Alabama.

In the spring of 1894 Messrs. E. E. Posey and F. W. Greene, of the Mobile & Ohio Railroad, attended the National Dunkard Conference, held at Meyersdale, Pa., and arranged to have Elder J. C. Lahman, of Mt. Morris, Ill., and others visit the territory of the Mobile & Ohio in Alabama and Mississippi. In August following a party of five representative Dunkard gentlemen made a trip over the Mobile & Ohio, and brought back to their people a very favorable report. A result of this visit is seen in the Dunkard colony recently settled at Fruitdale, Ala., as reported in the "Southern States." There are twenty-five families in the colony, and others have arranged to follow these pioneers. Among the promi-

nent members of the colony is Mr. James M. Neff, who has started a seminary at Fruitdale. The Seminary Company, of which he is president, owns 2400 acres of fine farm, fruit and vegetable land, and will erect a school building at Fruitdale and another at Citronelle, where several Dunkard families have settled. The same company has built a two-story hotel at Fruitdale. Mr. Neff says in a letter to the "Southern States": "As we think of the eighteen inches of snow that covers our former homes, we bask in this sunshine, and pity and beckon to those we left behind."

Nichols & Treakle, of Chicago, have bought 8000 acres of land near Jackson, Miss., for colonization. The projectors will themselves plant extensive orchards. A town will be started.

The peninsula in Eastern Virginia between the York and James rivers is getting a good share of the immigration of Western farmers. The "Southern States" has reported frequent sales of farms in this region, and it is being visited by large numbers of prospectors. A party of fifty land-seekers has just been looking into the advantages of this and other parts of tide-water Virginia, under the leadership of C. H. Bovee, of Coldwater, Mich., and Geo. J. Clark, of Toledo, Ohio. The party is made up of well-to-do farmers from Michigan, Nebraska, Iowa and Ohio, who are getting tired of severe winters and frequent crop failures, and are looking to the South. Another excursion party will leave Toledo, Ohio, for the same section after the middle of December.

A correspondent at Madison, Miss., writes: "Last week four or five families from Dakota arrived at this place and purchased a large farm three miles west of here. They brought with them all kinds of machinery for cultivating the land, also horses, wagons, etc. So much inquiry has never been known about lands as has been made this fall. All inquiries have been made by Western men."

Mr. Thurston H. Allen, of Florence, Ala., states that he has sold 10,000 acres of land, the purpose of the purchaser, an Ohio

man, being to sell it in small farms to farmers from the West.

It is stated that George Leonard, of London, Ohio, has bought 500 acres of land near Tusculumbia, Ala., at \$15 an acre.

A farm of about 500 acres, near Florence, Ala., has been sold to Mr. A. C. Willett, of Ohio, who will use it largely for stock-raising. He has already moved down, and is now occupying the property, having taken with him from Ohio a number of fine horses, cattle, hogs and poultry.

It has been said that there are few places in the world that can match tidewater Virginia, and that Gloucester county is queen of all. Indiana men heard of an estate called "Purton Bay," and agreed to buy it if, on inspection, it came up to the description. It was bought at once when first seen. The purchasers, Mr. H. B. Bryan and C. L. McDaniel, expect to bring a number of families to that section.

A New York farming colony will establish themselves near Newport News, Va.

Mr. L. C. Black, of Cincinnati, proposes

to colonize 20,000 acres of land owned by him in Ashley county, Arkansas.

The South Alabama Land and Immigration Agency, Brewton, Ala., has sold a tract of land to a Chicago purchaser for a colony of 100 families.

Hollanders are about to settle on Eastern Shore of Maryland lands along the Choptank river. Options have been taken on 10,000 acres more in Talbot, Caroline and Dorchester counties, near the Pennsylvania and the Baltimore, Chesapeake & Atlantic railways. New York capital of \$100,000 is back of this scheme.

Hollanders are wonderful farmers. A Mississippi planter, incidentally engaged in dairying and cattle breeding, ascribed much of his success to a Holland manager.

Mr. A. P. Dahl, Scandinavian Immigration Agent of the Southern Railway, with headquarters at Chippewa Falls, Wis., is arranging for a colony of Scandinavian farmers be settled at Riverside, Ala. He will take down from the Northwest next month a party of about sixty who go to investigate the country about Riverside.

GENERAL NOTES.

The Georgia Fruit Growers Organize.

The Georgia fruit growers have formed an association, with headquarters in Macon. They are combining to protect themselves against what they consider unfriendly commission merchants and railway rates. Last year's crop, according to President Cunningham, was the largest ever made, but not satisfactorily profitable, because of dishonest middle men and the high rates of freight. Organization of the fruit men, he predicts, will correct this matter and result in handsome returns. Mr. Cunningham is looked upon as the true leader of the Georgia fruit growers. He has the elements characteristic of a leader, and is extensively interested personally in carrying out the plans of the association.

The Aransas Pass Harbor Work.

Col. E. H. Ropes, a prominent financier and financial diplomatist, formerly at the head of a company organized to construct a deep water harbor at Corpus Christi, Texas, expresses great confidence in the improvement at Aransas Pass, which is being developed successfully by Alexander Brown & Sons, of Baltimore. New York capital, he said, was still shy of Texas because of an exaggerated view of legislative obstructions of that State. St. Louis capital, better acquainted with the subject, has far less apprehension. "But," added the Colonel, "there is no State in the Union with such rich and varied resources as the State of Texas, and it is my belief that there is no State where capital has such an inviting field. 'If Texas were turned loose' so that the best class of immigrants and investors were attracted into the State she would easily take rank among the richest States in the American Union."

In spite of much legislation of a real or apparently unfriendly nature, Texas is moving gigantically ahead, and will, in the next century, challenge supremacy, in many

things, with the foremost Eastern, Western or Middle States of the Union.

The Baltimoreans interested in the Aransas Pass enterprise, who recently visited Texas, were warmly welcomed to San Antonio, and the San Antonio Express contained columns of information about them and their views. Mr. Brown was determined to see Texas to his satisfaction before being interviewed on the subject. Mr. James Bond, Mr. Brown's associate, was more tractable. He was astonished at the capacities of Texas. He said: "I should not have been disappointed had I seen rather a sterile soil, but instead I have seen only rich, fertile lands, which need only the touch of labor to make them fructify. The trinity of Texas' necessities is made up of liberal laws, people and an outlet. Undeveloped States, it seems to me, will find unusual inducements to capital a policy of wisdom, for in such States, and so encouraged, this capital increases and multiplies.

"An outlet on the Southwest coast would open the markets of the world for the products not only of this State, but of the whole Northwest. Railroads would follow rapidly, and the commerce of this section would increase, how many fold, no man can guess.

"As to the success of the efforts now being made there can be no room to doubt. The results so far have exceeded expectations. But were there not this encouragement, the statement would still be a conservative one, for Mr. Brown's connection with it at once insures the feasibility of the project and the completion of it. I know of no man whose sagacity exceeds that of Mr. Brown. He has one of the most analytical minds I have ever come in contact with. When a proposition is presented to him he studies it in every light, from every standpoint, and discovers every possible contingency, so that when he has reached a conclusion it is little less than a fixed certainty. So, when Mr. Brown approves a project and invests his

money, as he has in the Aransas Pass enterprise, the success of it is assured and the benefits must follow of necessity."

Anent the coming greatness of Aransas Pass, the Herald of that place announces the beginning of a large fruit trade between the Pass and Tampico. The Herald says that there are certain advantages "sufficient to give Aransas Pass a monopoly of the Mexican fruit trade, which, with the coffee trade, rapidly growing to enormous proportions, and the thousand other articles of export from Mexico to this country, will employ a line or two of steamships as soon as this port is opened. Of the American exports to Mexico, which now amount to over \$12,000,000 annually, and are rapidly increasing, a considerable proportion will constitute the return cargoes of these steamships."

Tobacco Experimental Farms.

President George C. Smith, of the Western Railway of Alabama, will foot half the expense of starting tobacco farms along the line of his road. There are to be small experimental farms or patches of ten acres each, but they may be the beginning of a prodigious industry.

Fibres of Florida.

A very interesting pamphlet has been written by Charles W. Parsons and published by the Plant System, Savannah, Ga., entitled "The Fibre Bearing Plants of Florida." It is an admirable and scientific description of Florida's capacity for furnishing fibres for consumption in the United States instead of importing them from foreign lands to the extent of \$50,000,000 annually. Pineapple fibre, now wasted, could become a valuable part of the plant.

Ramie, however, is the grand fibre for utility. Now that, as Mr. Parsons says, a decorticating machine has been perfected in this country, there is no reason why the South should not produce, as it can, all the raw material which costs many millions to bring from Europe and the Orient.

Independent Farmers.

Col. F. W. Kerchner returned yesterday from a trip through Bladen, Robeson and Richmond counties, in this State, and Chesterfield, Darlington and Marion counties,

S. C. To a Messenger representative he said yesterday that the people generally, but the farmers especially, have never been in finer financial condition since the war. They are out of debt, and with full corn cribs, plenty of hogs, poultry, etc., and with some of their cotton on hand—and as one remarked, "that cotton is mine"—there reigns in many an humble country home a happiness not known for years. The condition of their houses, farms, fences and ditches, as seen from a long buggy ride, shows a marked improvement.

Not all this comes from the strict economy practiced in the past few years, but from the fact of making their bread, meat, potatoes, fodder and molasses on their farms, and keeping free of liens and debts. The price of lands is advancing, and on all sides can be seen new houses being built and old ones being renovated.—The Messenger, Wilmington, N. C.

Visible Prosperity.

The Biloxi Banner declares 'that "it would be glad to know from what direction prosperity is coming, so that it might look for it." Also that it "would rather see prosperity than to hear so much about it." If prosperity has not yet struck Biloxi, the Banner ought to hunt a new locality. From all other directions in our State we hear of prosperous times. Come up into the Northeast part of the State and you can find prosperity, and lots of it. Even in the newspaper and job office line, if you come to our town, you will be made to open your eyes. Three printeries and another in prospect in a town of 3000 inhabitants is an indication of prosperity, in the printing line at least, not to be sneezed at. There is more money in Clay county in the hands of the laboring people than there has been before in fifteen years. Then there is more meat, corn, cattle, horses, mules, etc., than there has been for many years.—The Leader, West Point, Miss.

Louisiana Public Schools.

The following is from a recent report made by A. D. Lafargue, State Superintendent of Public Education, Baton Rouge, La.:

"With respect to the all-important part borne by the public school teachers, it must

be stated, in justice to them, that their work has been worthy of all praise. Not content with having performed the arduous duties in the school-room required by their contracts, they have voluntarily formed organizations and reading circles for self-improvement, that they may the more efficiently fill their great missions in life. The esprit de corps has been raised in the profession by its own members. The teachers have read and searched in every direction for light; they have examined carefully all proposed methods of instruction, and where practical such were accepted and used, but not adopted simply for their novelty. We have had a singular immunity from the periodical fads that sweep over the nation. This is no doubt due to the individual judgment of our teachers, who insist on being convinced and satisfied before accepting and using what is proposed. Thus, whilst every reasonable resource of object-teaching is utilized, illustrations have not been carried so far as to obscure instead of conveying the ideas for which they stand: in a word, theory has not been allowed the upperhand of practice; systems, methods and rules have not prevailed over good sense. Only in so far as they meet the exigencies of the moment have they been accepted and used.

"Our education is becoming, and should become, such as to give the fullest training to the head, hand and heart, and, in the words of Herbert Spencer, to fit our children for 'complete living.'

"I am pleased to notice among the advanced leaders in educational thought the insistence that teachers should be men and women of great sympathies, with that love for their charges that will enable them to incarnate themselves (if I may use the expression) into the lives of the children. We wish the utmost benefit to flow from the systematization and organization of our work, but may the schools never become unfeeling machines, may they never lead the teacher to forget the individual child for the mass of children. Our proteges are not to be handled unfeelingly as planks in a lumber mill, nor are they to be considered raw material to be turned out all alike. They are endowed with special faculties to be honored and noticed; the individual is entitled to respect on account of himself. Each one has his compensating qualities."

An Archbishop on Louisiana.

The archbishop of New Orleans has written the following letter to the compiler of a pamphlet on Louisiana: "I have read your pamphlet with much interest. Since the fall of 1888, my appointment as archbishop, I have visited almost every nook and corner of lower Louisiana, traveling along the railroad, the bayous and in the country. I doubt whether there are many who have become as well acquainted as myself with that portion of Louisiana, its towns, inhabitants, fields, products and its climatic conditions. I can safely declare that I do not know of any healthier country, nor of any climate as pleasant in the whole of the United States. The number of births among our Catholic population exceeds at least twice the number of deaths. Any person, industrious, sober, and endowed with ordinary good sense, can make an easy living, and when he is once settled here, he nor his family will ever leave this section of Louisiana."

Chicago Impressions of the South.

The following extracts are taken from a careful, kindly, just and discriminating letter published in the Chicago Sunday Chronicle. It ought to be given a wide distribution:

"Three things are particularly true of that section of the United States popularly known as the North. Here life seems to be, with one class, a struggle for existence, and with another a fight with the fates for more wealth. The battle seems never to end, the work of one day ending only when the labor of the next begins, so that days, weeks, months and years of effort follow the work of an hour, and life seems to be one endless chain of activity.

"But there is a section of this glorious republic which has not yet let go of all the good things of the old kind of living. The new is crowding the old hard in the South, but the generation that is white-haired clings with determined tenacity to the old traditions, the old memories and the old ways. There is no bitterness in the lives of these old men and women; time has cured that, but they cling to the things that are old and the memories that are sweet with all the fervor of the Southern love. These older people of the South care not for ves-

tibuled trains to carry them to busy cities, nor for quick communication to distant places. Neither do they want the elegance that is considered necessary by the fashionable in the large towns. They care not for wealth or the social position wealth gives. They want only the ordinary comforts of life. They want to see their neighbors happy, their sons brave and honorable, their daughters fair and true, and their name unstained.

"An excursion party of Chicago people completed a tour through a section of the South last week. The band of travelers included about 2000 people, and theirs was one of the most remarkable journeys ever made. Its purpose was to establish between the South and the Northwest a closer social and commercial relationship. It had this financial element in it for once well checked. It had its patriotic motive, too, the people of the two sections meeting together and 'pronouncing the word country, sounding every letter.' It was probably successful in all these ways, but it was certainly a success as an educator to these Chicago people. Indeed, it might be called an eye-opener for some people who in their very liberality have become narrow.

"These tourists to the South saw the Southern people in their homes; they met face to face all the various kinds of Southerners. By their observation they were made to understand what four years of war, with its carnage, destruction and death, meant to the people whose fields were made scenes of battle, whose property was appropriated to succor the enemy, and whose homes were made their fortresses. These travelers were made to realize, too, how much has been done in three decades in reclaiming the places left waste, and in rebuilding the homes and shops destroyed by a conquering army. These practical people of the North can now appreciate their countrymen of the South, who went through all this, and when it was over accepted the result in good grace, clinging only to the memories of their heroes.

"When the trip to the South ended, no one in the party of invaders wondered that the songs of the South are all sweet; that dramatists go there for the stories they adapt for the stage; that its public men are orators, all its men chivalrous, and all its women gracious. All these attributes are

native to the South, and there is nothing to interfere with their development. No one hurries, and no one looks tired. No one worries, and all keep their minds clear. No one overworks, and everyone looks healthy. They have time for everything, and as much time for pleasure as for business. If they get ahead in the world, all well and good, and if they are passed they say 'I'm just as happy,' and think no more about it. They seem to get the best there is in life out of it, and without being on the watch for 'a good time,' enjoy themselves continually. They are not on a search for friends, but when one is within reach they do all they can to make him happy. As one leading man in the city of Savannah said to a Chicagoan in the excursion party: 'We are not begging anyone to come to our city. But if any "white" man wants to come he is welcome to our hearts and our homes, and we will do all we can to make him happy and prosperous.'

* * * "His desire for companionship and sociability leads the Southerner who lives in town to be a clubman, and clubs flourish in the South as do saloons in Chicago. The result is, they know all the white folks of their town, everyone of whom does the best he can to contribute to the happiness of the others.

"This characteristic of these people was well expressed in words by Gen. W. H. Jackson, one of Tennessee's best known men, during the visit of the Chicagoans to Nashville, on the first day of their journeying. The old gentleman is a type of the most picturesque of Southerners—a man of courtly and soldierly bearing, a pleasing face, a melodious voice. His every gesture is eloquent, and his manners are as gentle as a woman's. General Jackson is the proprietor of Belle Meade Farm, a famous old place, where horses are grown and crops are cultivated for 'the fun of the thing' firstly, and afterward for a little profit. The old man took the whole Chicago party as his guests. Tables were spread in his stable, and an old-fashioned barbecue served. Other refreshments were as free as water. His hospitality surprised the Chicago people, and in the speechmaking that followed many things complimentary to General Jackson were said. Speaker after speaker spoke of the warm hospitality of the host, and finally the old man arose

and said, impressively: 'In reply to what the gentleman has said personal to myself, I desire to say that I believe that when I am contributing to the pleasure and comfort of my friends I am in the true channel of life.

"This was said on the first day of the trip, and during the nine days that followed it was discovered that the same sentiment actuates the people throughout the South. In every town visited the population turned out to help entertain the visitors. Public schools were closed and halls given over to the military that acted as the escort for the travelers. Every minute of the time passed in each town was occupied in a way that entertained the visitors. Everywhere the best of goodwill was shown on both sides. The people from the North were welcomed into the best of the Southern homes. Exclusive clubs were opened to the visitors. All dined and wined together. Complimentary dinners to visiting officials were followed by receptions and balls, and throughout the whole journey there was not an acrimonious quarrel or discussion.

* * * "In their travels through the South the Chicagoans found many old men who, like General Jackson, are types of the old Southerner. They live in the old homes, surrounded by negroes, who are now servants instead of slaves, but who are as deferential and obedient to commands now as ever. The establishments have been trimmed of many of the extravagances of the old days, and now the buildings and grounds and the little things about the old plantations show that close figuring is being done to make both ends meet. On some of the old places the little huts in which the slaves used to live are still standing, but the doors and windows are gone and the walls are falling in slow decay. The old darkies, however, are still about. In many cases they were there when Lincoln made them free, but they have remained and are there still, living practically as they did in the old days.

"Every old place has from a dozen to sixty of the black men and women, and they sing their plaintive old plantation songs in the same rich and melodious voices one imagines the slaves had, and, although many of them have melancholy faces, as a rule they seem happy and contented.

"Whoever believes the South has not what a Chicago man calls hustlers makes a mistake. Though the sentimentalist may regret it, yet it is true that the modern idea of practical utility has invaded this Southland, the home of romance, and made parts of it hum with the spindle and shuttle and noisy with the steam engine. It has knocked down old landmarks when they were in the way, and made beautiful places look commonplace, if by so doing its end could best be gained.

"It is a popular delusion, too, that all this progress is due to Northern energy. It is characteristic of some of the Northern egotism to believe that whatever has been done in the South since the war in the way of establishing factories and building railroads is due to some enterprising people from this section. The fact is, that nearly all this work has been done by the people of the South themselves. In some cases Northern capital was borrowed, but the Southerners are paying it with interest, and are rapidly putting their industries on a paying basis. In Augusta the cotton mills paid good dividends through the panic, and are now yielding a profit of 10 per cent. on the money invested.

"These facts the Chicago junketers learned in their tour of ten days. Some of them who were curious enough to ask the facts inquired who owned the big mills in Augusta, where over \$5,000,000 is invested in cotton manufacturing alone, and discovered the proprietors were nearly all Southern men. The fathers of some were owners of old plantations, and the sons had been raised to be their successors, but when a radical change came they were quick to see where they could best apply their energies, and are now reaping the rewards. The same is true of other industries which are growing in every part of the South visited. In some cases the growth is slow, and there is no desire to boom towns. It is a case of "day unto day addeth," and little by little the old South is going and a new South is taking its place.

"This can be noticed particularly in the towns where the agencies of asphalt, electricity and steel construction have been at work. In Savannah, one of the prettiest towns visited, the asphalt pavements do not look at home in front of the old-fashioned mansions, with their heavy doors

and small windows and severe pillars and grim cornices. It seems almost like sacrifice for an electric car, with its humming motor and clanging gong, to swing around a monument erected to the memory of some man whose name 90 per cent. of the American people have forgotten. Nearly every town has a modern building where an elevator is necessary, and usually the building adjoining is a relic of days of the very earliest part of the century. The new one is more handsome by far than its neighbor, but there is a charm about the old one that is emphasized when the new one stands beside it. * * *

In every revolution and in all evolution the best of the old is retained. So these Southerners have retained many of the best things in the old life of the South, and it is likely to take more than three or four generations for the hard, matter-of-fact questions of money considerations in business to pound the gentle, considerate and courteous out of the Southern men and women. The Southerner is still a sentimentalist, and as different from his Northern countryman in his tastes, his manners and his methods as a cowboy from the plains is different from a New England preacher. The Southern business man is half-way between the old-time Southerner and the Chicago man of business of today. They have plenty of time to eat, all the time they want for sleeping, time to be sociable, and then there is enough left in which to attend to business. * * *

"Of the six towns in the South visited Atlanta is the only one like a city of the North. This is probably due to the fact that it was destroyed by Sherman's army when his soldiers made their historic march to the sea. It has been rebuilt in modern style. The residences are all new, and the business places look as if they might belong to a part of Chicago. Were it not for the many black faces seen when the traveler leaves his train in Atlanta he might say the town is no different from many cities in the North in its architecture. But the people of Atlanta are Southerners, and the business life of their Southern metropolis has not changed them. They could not disguise it if they would, and they probably would not if they could. They are exemptions of the old saying, 'Blood will tell.'" * * *

Diversified and Improved Agriculture Means Higher Land Values.

Hon. A. D. Wade, of Dauphin county, N. C., discussing the increase in the value of lands in his county in the last few years and the causes, said in a recent interview:

"The increase is confined to those townships bordering on the Atlantic Coast Line, and trucking, the growing of tube rose bulbs and other such industries have caused it. A few years ago that land was as cheap as land in other portions of the county. The Westbrook Brothers bought some land at Faison, and began to grow strawberries. In a few years the neighboring farmers saw that the Westbrooks were getting rich shipping strawberries, asparagus and other early truck to market, while they were getting poorer raising cotton. They began to plant strawberry beds and asparagus, and now almost every two miles there is a station from which truck is shipped. Rose Hill has been a station on the railroad forty years, more or less, but a warehouse was never needed until now, and a new one, made necessary by the big truck business, has just been completed.

"One result of this new industry is the effect upon the price of land. It has gone climbing up. Twenty years ago an excellent piece of trucking land (before people knew anything about raising strawberries) sold near Rose Hill for \$600. Last year one-half of that land sold for \$2250, and many believe in a few years it will be worth \$5000. I know an old negro who planted one-third of an acre in strawberries, and made \$110 clear on it.

"Magnolia, in Duplin county, is not situated in as good a strawberry country as some other portions of the county, and they raise very little. But they have quite as good a revenue producer. Magnolia has a virtual monopoly in growing tube rose bulbs for the Northern and foreign markets. I do not know how much money comes into the county from tube rose bulbs alone, but it must be between \$20,000 and \$30,000 every year. Most of them are shipped to New York as the point for distribution. They are cured, then packed in barrels. Perfume is made from them, though they are mainly used for decorations and by conservatories. The farmers all around, perhaps more than a hundred

of them, raise these bulbs, and it beats cotton or any other crop heretofore grown.

"I reckon more chickens and eggs are shipped from Walbee than any other point on the road, and the farmers get very large returns from this source."

Costs Little to Live in the South.

Mr. W. R. Hardee, of Eden, Fla., gives some figures on the cost of living in that State in the following letter to the Jacksonville Times-Union:

"The first year that I was in Florida I paid \$20 per month for board, and as my wages were only \$35, I did not see how I could save much. Consequently the next year, in company with two young men from Clarksville, Tenn., I tried keeping 'bach.' We lived on the shore of Lake Weir, in Marion county, did our own cooking, and sometimes our own laundry work. I received the same wages that I had the year previous. At the expiration of ten months our grocery bills footed up to \$99.90, or \$33.30 each, or \$3.30 per month. We did not have everything that we had been accustomed to, but we did not grow 'lank and lean.' We did not smoke or drink, or at least not much. One of my friends had an old-fashioned cap and ball rifle, and I had a \$3 single-barrel shotgun. Squirrels, rabbits and ducks were plentiful, and between us, with our artillery, we could cripple game so effectually that the third man could run it down and kill it with a stick. This hunting did not consume any of our working time, as our hut was in a hammock and game was practically at our door. Fish were plentiful. We managed to plant a few rows of sweet and Irish potatoes, cabbages and tomatoes, and with these little helps, and the \$3.30 cash outlay apiece each month, we did ten months of as hard labor as any three 'home-raised' youths ever performed in Florida, and never had a day's sickness during the entire time. If we had the experience to go through again I am satisfied that we could strike off the 30 cents and make \$3 our expenses per month. I had brought enough old clothes with me from home to last for some time, and my actual outlay for wearing apparel and some other expenses during that ten months was \$12.20, making a total of \$45.50, leaving me,

out of my ten months' wages, above all expenses, the sum of \$204.50."

A New England Farm Paper on the South.

Here is some good advice from Farm and Home, Springfield, Mass.:

"'Go South, young man.' Farm and Home was among the first to give this advice years ago. Most of those who have taken the hint are today thankful for it. The South is waking up. The new spirit is crowding out the old. The exposition of Southern agriculture, manufactures and commerce which form such an imposing array at Atlanta, fully bears out all that has been said about the South. The man or family who immigrate to that section, who attend strictly to business, live within their income and keep their eyes open for the main chance, will be mighty well fixed in a few years."

New Orleans is discussing the feasibility of commemorating the purchase of Louisiana in 1803 by a grand exposition in 1903. At a recent meeting of the New Orleans Chamber of Commerce, called to consider the question, resolutions were adopted urging the desirability of such an exposition, and a committee of one hundred was appointed to formulate plans and devise ways and means.

Mr. W. H. Strong, Brewton, Ala., writes to the editor of the Southern States:

"The Keiffer pear is to our county and South Alabama what the orange is to South Florida. They are free from blight and bear every year, ripening from the first of October to the last of December. They have the finest flavor of any pear now on the market, and are worth from \$5 to \$7 a barrel. The Keiffer is a fine shipper and will keep thirty to fifty days after being taken from the tree."

German farmers from South Dakota, Wisconsin and Michigan are examining lands in Virginia contiguous to the Dismal Swamp canal.

Mr. Carlyle McKinley, associate editor of the Charleston News and Courier, who is gifted in many ways, is always on the alert for the good of his people. He treats

of the diet that should be used by the poor especially, and finds that the cow pea is one of the most nutritious and palatable of substances. Mr. McKinley argues that as the people diversify their agriculture they improve their diet.

Farming lands near Williamsburg, Va., have been sold recently to Ohio and Michigan developers at about \$10 per acre.

The Iowa-Florida Land Co., whose president is Hon. I. S. Stuble, M. C., will show its property to Chicago excursionists this month. The prospectors will go as far South as Tampa.

Col. Lemuel H. Davis, of Orlando, Fla., drained at his own expense a large area of Apopka Lake saw grass land—the richest farming and grazing soils—and Michigan men are expected to settle on the property.

Indiana men of means, but with no immediate intention of investment, have been shown the wonders of the South Carolina coast at Beaufort and Port Royal. They had a splendid time, and, having drank the artesian water of that region, may be charmed back again permanently.

Hon. N. G. Spalding, lecturer of the New York State Farmers' Union League, who was a delegate to the National Farmers' Congress at Atlanta, says, in a letter to the New York Farmer:

"The South surpasses the West and North in natural resources. Were I asked where to settle I would say, 'Boys, go South.' The capabilities of the South for agriculture are simply enormous. Here are mild winters, cattle feeding only three months. Drouths are almost unknown, and there is a much larger range of products for cultivation. Land is at a nominal price."

NEWSPAPER COMMENT.

"The Heart of America."

Amid all the noise of wrangling which has been going on during these past few months in New York over the question of Sabbath observance, no thought is more quieting, no picture more peaceable, no example more conducive to wholesome re-

spect than that which the South at present offers to the entire country. As restful a picture, and suggestive of the true art of living, as the South always offers to those who can look at it and its people with a broad-minded spirit and with discerning eyes, that garden-spot of American life has never presented a more delightful aspect than at this moment. And it should command our national respect, admiration and thankfulness. Just now the Southern people are enjoying a Cotton States Exhibition at Atlanta, and at no time, thus far, in the history of their celebration and merry-making, has the thought occurred to either the managers of the exposition, or to the people of the South, to question the propriety of Sabbath observance. There has been no repetition of the World's Fair wrangle, nor even a suggestion of it. Quietly have the gates of the exhibition grounds been closed each Saturday night, and opened again each Monday morning. The American Sunday has been kept inviolate, and it has been done without ostentation, without cant, without even a thought of aught else. It has been done as a matter of course. And a more forcible illustration of the wholesome strength of an older civilization to the restless and upsetting theories of a younger community is not possible of memory than this example set by the South to New York and to all America.

And yet the difference of Southern ideas is marked only as it serves as a contrast to those which prevail in other sections of our country. The Southern idea in this matter of Sabbath observance, as it is in a great many other questions, is simply the pure, sound American idea. The most wholesome American ideas, those ideas upon which our government rests, are nowhere so prevalent as they are at present in the South. We who live in the more progressive East and in the bustling West are prone to speak of the South as slow, of its people as lackadaisical. We like to think of the South as behind the times. But no truer words can be uttered than those which say that if we would find today the American people at their best, where men and women are guided in their actions by wholesome sentiment, where people live righteously, and where the best of our customs are perpetuated and lived every day,

where our own language is spoken by all, where hearts beat to the most loyal national sentiments, and where the people can be trusted to uphold what is highest and most lasting in our national life—we must turn to the South. How Sunday should be kept, or the manner in which it should be observed, does not trouble the Southern people. Their respect and honor for the day are too great and deep-seated to question its sacredness. They do not question Divine laws in the South; they accept and perpetuate them. Intellectual progress there goes hand in hand with a strict adherence to the accepted beliefs of religion. The Southern mother does not explain the Bible to her children in the light of so-called "modern teachings"; she places it in their hands as her mother gave it to her. And with the fundamental principles of religion the Southern child is taught patriotism and a love of country; hence religion and patriotism stand side by side in the education of a Southern child. The Southern people believe in progress, but progress along healthy, rational lines. Theories which mentally upset find no sympathy with them. They are content to move slowly, but sanely and surely. And some day when the vast majority of us who live in other portions of this country get through with our camping-out civilization, when we drop our boastful manners, when we get old enough to understand that there is a stronghold of conservatism which stands between tyranny and anarchism, our eyes will turn toward the South. And we will see there a people who are American in ideas and in living; a people worshipful, progressive, earnest, courageous and patriotic—a people who have made of their land, against defeat and prejudice, "the heart of America."—*The Ladies' Home Journal*.

Good Advice.

Here are some words of wisdom from the *Messenger*, Christiansburg, Va.:

"As the tide of immigration both from the North and Northwest portions of this country and from foreign lands seems to be turning slowly towards the South, and prospective emigrants from every section are considering the advisability of moving here, the suggestion is not a bad one that our large landowners cut up their im-

mense plantations into small farms and dispose of them in suitable tracts to farmers of moderate means. It would be a great thing for the South thus to introduce into our midst a number of these immigrant farmers of moderate means who are of a thrifty, hardworking class. We need just such citizens. We believe that if some of our large landholders in this county, who have hundreds of acres lying practically useless, would lay off their land in small farms, put a reasonable price thereon and then thoroughly advertise it that it would be the means of bringing us many desirable citizens. We earnestly suggest that it be tried. Every foot of ground improved and every addition to our county of a good, respectable citizen is one step in advance to prosperity and so much permanent benefit.

"We suggest as a medium of advertising the *Southern States* magazine of Baltimore. This periodical, although only two years old, has accomplished wonders in the way of advertising the South and bringing settlers there. A copy of this magazine should be in the hands of every man who has a foot of land in the South to sell."

BOOKS AND MAGAZINES.

Dixie. Or Southern Scenes and Sketches.

By Julian Ralph. Illustrated. \$2.50.
New York, Harper & Brothers.

One of the most entertaining of writers, especially of descriptive subjects, is Julian Ralph. He has a keen artistic vision for natural objects and the phenomena of the world's panorama. His word-painting is true to life, and he does not attempt what is rhetorically called "getting on a high horse." His style is eminently pure, picturesque and vital. He possesses also that delicate humor so dear to the heart of the cultivated American. He portrays the South, or a portion of it, as he saw it, and, on the whole, he did his work well, attractively and conscientiously. His name attached to any work makes it popular, and we need not superfluously introduce him to the public, one of whose prime favorites he has long been.

The mechanical part of this work and its illustrations are such as would be expected in a book from Harper & Brothers' establishment.

Fair Women of Today. A Collection of Verses. By Samuel Minturn Peck, with Facsimiles of Water Color Designs. By Caroline C. Lovell. Frederick S. Stokes & Co., New York, publishers.

This is a very beautiful and artistic book, manifestly designed for a Christmas present. The illustrations are charming, and the poems attached to each plate are graceful and dainty. Professor Peck has won an enviable reputation as a poet, and some of his best work may be found in this publication. It will be a popular holiday gift.

From the same publishing house there comes Professor Peck's "Rhymes and Roses," poetic gems that will be appreciated by the public. Both volumes are the perfection of the printer's and bookbinder's skill.

In the Okefenokee. A Story of War Time and the Great Georgia Swamp. By Louis Pendleton. \$1.25. Boston, Roberts Brothers.

Tales of adventure, when well presented, are always pleasing to the mind. Louis Pendleton has the gift of story-telling in an uncommon degree. He has in this volume told a "yarn" that will be the delight of thousands of young fellows who have the daring spirit within their breasts. The great Georgia Swamp is a most interesting place. It has recently been purchased by a syndicate of capitalists and will be developed for habitation. Hitherto it has only been penetrated by hunters and fishermen or curious travelers. Mr. Pendleton makes us go back to the pleasures of "Swiss Family Robinson," in a degree, when he develops the romance of Okefenokee.

Quick Truths in Quaint Texts. By Robert Stuart MacArthur, D. D. Price \$1.25. Philadelphia, American Baptist Publication Society.

This is a book of sermons, but it is decidedly unlike any other book of sermons ever printed. The marked originality and strong personality of the author stand out in every paragraph. There is a freshness, a crispness, a vitality, a readableness about it that unfortunately too many thoughtful and able works of the sort do not possess. Nobody is likely to get tired of this book of Dr. MacArthur's. Nobody is likely to read it from a sense of duty only, impelled by

the goads of conscience. It will hold the attention. It is fascinating. As the writer says in the preface, "There is a decided gain in the direction of freshness and force in the selection of texts from the unknown portions of the Bible. It is often well to tread the unfamiliar byways and to visit the comparatively strange regions of the Bible. It is the only unexhausted and inexhaustible book in the world." The book would make an admirable Christmas present.

The American Baptist Publication Society is becoming noteworthy for the excellence of the mechanical make-up of its books. It has made great advances in this regard. In unusual and artistic designs and in the beauty, daintiness and elegance of its books it is not surpassed by any publishing house in this country.

Coronation of Love, by George Dana Boardman; and Christmas Week at Bigler's Mill, by Dora E. W. Spratt. Philadelphia, American Baptist Publication Society.

These little books, designed for the Christmas holidays, are well written, inculcating moral thoughts suitable for the season, and elegantly illustrated. They are most attractively published, and will delight the eye as well as the spirit of reverent men and women.

Rambles in Japan. The Land of the Rising Sun. By H. B. Tristram, D. D., LL. D., F. R., Canon of Deerham. With Illustrations by Edward Whymer. Fleming H. Revell Co., New York, Chicago and Toronto.

This volume, most beautifully presented by the publishers, is the experience of a missionary of great learning and distinction. Incidentally, in treating of the customs, habits and scenery of Japan, an erudite comparison is made between Buddhism and Christianity. Everything about Japan, which has become recently one of the national wonders of the world, is read with avidity, and this volume is, it seems to us, sure of popularity. The reverend and scholarly author, quite naturally, looks at matters from his own religious standpoint, but, as far as we could see, he avoids offensive criticism of those who differ with him in creed. This and other books produced at the Christmas season are triumphs of

modern art in production mechanically. Certainly, the author of today has no cause to complain of the splendor of his shrine.

Christian Teaching and Life. By Alvah Hovey, LL. D. Price \$1.25. Philadelphia, American Baptist Publication Society.

Here is a book of less than 300 pages which yet might almost take the place of an ordinary theological library. It is comprehensive enough to be called a complete system of theology and a history of the Christian religion. It is written in Dr. Hovey's unmistakable style, and is well calculated to captivate, enlighten, uplift and inspire any intelligent reader.

The Colonial Cavalier. Or Southern Life Before the Revolution. By Maud Wilder Goodwin. Illustrated by Harry Edwards. Boston, Little, Brown & Co.

Miss Goodwin's book would have been the delight of a man like Thackeray could he have lived to read it. It requires talent and invention of a high order to delineate such scenes and characters with fidelity. To "first families" proud of their ancestry this volume will be a delicious morsel intellectually. To all students of by-gone days it will have curious attraction. Miss Goodwin had to study much to procure materials for her book, and it is wonderful how she could live, as it were, in colonial days, while writing her valuable treatise, which is a positive proof of her unusual mental endowment. The companion volume, "The Head of a Hundred," by the same author, deserves the same general praise.

The Sons of Ham. A Tale of the New South. By Louis Pendleton. Roberts Brothers, Boston.

Through the medium of romance Mr. Pendleton has discussed the vexatious Negro Problem. He is evidently well informed on the subject, and his views as embodied in this novel are striking and opportune. He will find many readers to agree and many to disagree with his conclusions, as their temperaments lead them one way or the other; but he is evidently sincere and has a decided literary talent. The writer's own opinion of the negro problem is generally that it will find its

natural solution in some comparatively near or far future period, when the blacks shall drift, in the mass, toward the torrid zone of this continent, as the peaceful white invasions of the North march toward the tropic.

The Spiritual Life. Bible Lectures. By George C. Needham. Price \$1. Philadelphia, American Baptist Publication Society.

For those who know Mr. Needham, or have heard him, or read his works, this book needs no mention further than the mere statement of its publication. It is published in the style now become characteristic of the house from which it comes—substantial, enduring and, at the same time, artistic in finish.

The Temptation of Katharine Gray. By Mary Lowe Dickinson. A. J. Rowland, Philadelphia.

This is a novel that we can recommend to the readers of fiction who desire to breathe a pure, wholesome literary atmosphere. It is a story of life's temptation, defeat, redemption and success admirably told. In these days, when there is such a hard struggle for many persons to gain an honest living and to be strong in case of defeat, rising again to battle with the world, in confidence of the Father's mercy, this book will prove a helper, a friend, an inspiration. To many a poor, struggling soul it will come as glad tidings. To many a proud one it will come as a warning that it is "utterly useless and foolish to attempt to upbuild life and character on any superstructure except that of absolute honor and unselfish adherence to whatsoever things are true."

The Horticulturists' Rule-Book: A Compendium of Useful Information for Fruit Growers, Truck Gardeners, Florists and Others. By L. H. Bailey, New York. Macmillan & Co. 75 cents.

Prof. Bailey has packed into this volume of 300 pages an almost incredible amount of "useful information." Growers of fruits, vegetables or flowers will find it of continuous daily use as a guide and instructor in all the ramifications of their pursuits. With this book at hand for constant and ready reference the horticulturist will find

that his work becomes more nearly an "exact science" than he had ever dreamed of.

The Art of Living. By Robert Grant. Illustrated by C. D. Gibson, B. West Cline-dinst and W. H. Hyde. Price \$2.50. New York, Charles Scribners' Sons.

This is one of the most delightful of books. It deals with what vitally concerns everybody, but not in the commonplace or traditional style. It is the work of a master-artist, and, while conveying an immense amount of useful information, it has all of the enchantment of the highest romance. Mr. Grant is a humorist of the best quality, and his style is classic, fluent, sparkling and benignant. The subjects treated are "Income," "The Dwelling," "House Furnishing and Commissariat," "Education," "Occupation," "The Use of Time," "The Summer Problem," "The Case of Man," "The Case of Woman" and "The Conduct of Life." The illustrations are capital; the binding and printing superb. It would be hard to find a more thoroughly entertaining and worldly-wise book.

Indian Corn Culture. By Charles S. Plumb, B. Sc., Director Indiana Agricultural Experiment Station. Illustrated. Breeder's Gazette, Chicago.

This is a work of historical, agricultural and practical value by a master of his theme. It should be in the hands of every farmer who takes pride in his honorable calling and its progress. We observe that the writer indorses the views of the late David Dickson, of Georgia, who made several hundreds of thousands of dollars in farming. We commend this admirable and instructive little volume to tillers of the soil everywhere.

Irrigation Farming: A handbook for the practical application of water in the production of crops. By Lute Wilcox; 95 illustrations, 312 pages. Price \$2. New York, Orange Judd Company.

This book is primarily written for and adapted to Western farmers and farms, but is valuable to farmers in the South and other sections of the country. It is divided into twenty chapters, each of which is a complete and exhaustive but condensed treatise on its special topic. The concluding portions of the book give an admirable

review of the common law of irrigation and a glossary of irrigation terms. The other chapters, each based on the best experience, practice and science, are on the following topics: Advantages of irrigation, relation of soils to irrigation, treatment of alkali, water supply, canal construction, reservoirs and ponds, pipes for irrigation purposes, flumes and their structure, duty and measurement of water, methods of applying water, irrigation of the garden, irrigation for the orchard, the vineyard and small fruits, all about alfalfa, windmills and pumps, devices, appliances and contrivances, sub-irrigation and subsoiling.

The Soil: Its Nature, Relations and Fundamental Principles of Management. By F. H. King, Professor of Agricultural Physics in the University of Wisconsin. Price 75 cents. New York, Macmillan & Co.

Messrs. Macmillan & Co. are doing much for the advancement of agriculture, not so much in the publication of agricultural books, as in the kind of agricultural books they issue. Besides a number of admirable works put out from time to time, they have recently initiated what they call "The Garden Craft Series," of which the Horticulturists' Rule Book, noticed elsewhere in this issue, and Plant-Breeding, just ready to be issued, are a part. The present volume, *The Soil*, is the first of another series to be called "The Rural Science Series." The author, Prof. King, has given special attention for many years to soil investigation, and his book embodies the latest results of the study and experiments of himself and others. It is written for the farmer, and any intelligent farmer will be a better farmer for having read it.

The Evolution of the Christmas Card.

Every year the Christmas card has been growing more and more beautiful and sumptuous, but one is led to think that it must this year have reached its ultimate and supreme point of development. Messrs. Raphael Tuck & Sons, of London, Paris and New York, are easily the leaders in this class of publications. Their productions for this season are not limited to the conventional cards, which they issue in the usual variety of styles and at a correspondingly wide range of prices, but comprise

also the most superb and elaborate calendars, richer in artistic beauty than any ever before published; a great number of books for very little children, and holiday books for older children and grown persons, all exhibiting in their make-up the highest skill of the artist, the engraver, the color-worker, the printer and the binder. At sight of an array of their splendid publications, from the smallest single card with a simple picture and an accompanying verse of remembrance, through all the intervening gradations to the most elaborate and elegant volume of one of Shakespeare's plays or some other classic, one is tempted to abandon the purchase of any other kind of Christmas present and make his entire selection from these.

The Orange-Judd Co., New York, publisher of books pertaining to agriculture and rural life, has gotten out a valuable chart showing the composition, digestibility and feeding value of American fodders, grains and other feeding stuffs; showing also how to combine and feed these fodders and stuffs so as to get the best results at the least expense in feeding all classes of stock. The chart shows further the fertilizing constituents of all crops and their manurial value. As a key to profitable feeding, this chart, carefully studied and intelligently followed, would be of great value to any farmer or stock breeder.

"A Joshua in the Camp" is the title of a pamphlet by H. Rufus White, Towson, Md., on the life and public career of Booker T. Washington, president of the Tuskegee Normal and Industrial Institution. Prof. Washington is undoubtedly the foremost man of his race in America today. His recent notable address at the opening of the Atlanta Exposition has stimulated interest in him and his work, and this brief review of his life meets a very general demand for specific information about him.

The Review of Reviews for December, in its "Progress of the World" department, plunges as usual into the discussion of important current topics. The assembling of the Fifty-fourth Congress, at home, and the disturbed condition of Turkey and some of the European powers at this moment pre-

sent questions which call for extended comment this month. The editor also devotes several paragraphs to the boundary dispute between Great Britain and Venezuela, and the results of the recent elections in various States are reviewed and summarized. Attention is given also to such subjects as the foundation of the Luther League of America, the doings of Schlatter, the so-called "Healer," in Denver, noteworthy events in the educational world, and biographical notes on important men and women who have died during the month.

MISCELLANEOUS.

MR. P. SID JONES, Birmingham, Ala., Immigration Commissioner of the Louisville & Nashville Railroad, is distributing a folder which contains descriptions of farm lands in Kentucky, Tennessee, Alabama, Mississippi and Florida, and letters from a large number of Northern farmers who have settled in the South.

THE November number of "Men and Matters," a New Orleans monthly, was devoted, mainly to an elaborate exposition of the resources of Louisiana, and was intended for distribution at the Atlanta Exposition. The subjects of the principal articles are as follows: The Climate and Health Conditions of Louisiana; Lumber Resources; Manufacture of Sugar, Syrup and Molasses; Louisiana Literature; Truck Farming; Banking Interests; Tobacco Culture; Cultivation of Cotton; Rice; Along the Gulf Coast, etc.

MR. GEORGE C. POWER, Industrial Commissioner of the Illinois Central Railway Co., of Chicago, Ill., sends us a pamphlet entitled "100 Cities Wanting Industries." This is essentially a business pamphlet. It gives in compact mathematical shape the information needed, and indulges in no rhetoric. The investor gets at the nub of the matter in one glance, and, after that, can, by personal inspection or correspondence, "do the rest."

CROWLEY, LA., as the SOUTHERN STATES magazine has repeatedly demonstrated, is a most progressive and wide-awake town. Among the Louisiana natives it would be hard to find more enlightened, alert and persistently industrious men than W. W. Duson & Brother, whose latest pamphlet, beautifully written, printed and illustrated, is now before us. The pamphlet is such a one as all Southern States and communities might profitably imitate. By facts and figures the painstaking writer of the book, Mr. C. C. Crippen, demonstrates that Louisiana compares favorably in fertility, health and every other desirable human thing with any country on the globe. Of course the pamphlet largely treats of the rice industry of Acadia parish, which is celebrated everywhere, but the other surpassing advantages of Louisiana are eloquently and statistically proved—the cultivation of sugar cane, fruit, truck, stock, timber and the like. The book was printed and bound at the office of the Crowley Signal. It is remarkable that so handsome a

piece of work could have been produced anywhere but in a large city.

JUDGE JOSEPH TILLMAN, of Quitman, Ga., has written an elaborate pamphlet as "The Plant System's Compendium of Reliable Facts" about the country traversed by the various lines of the Plant System in South Carolina, Georgia, Alabama and Florida. The book is truthful and contains a veritable mine of all kinds of valuable information. From the frontispiece of the book shines artistically the powerful and benignant face of Mr. H. B. Plant, who is one of the greatest of Southern benefactors. If all capitalists were like Mr. Plant, there would be no communists or anarchists. Judge Tillman has exhausted his subject and performed his arduous task with ability, accuracy and good faith. He declares, however, that "the half has not been told." He predicts, on rational grounds, that presently there will be many millions of European capital invested in the Southern States, along the Plant System, which holds in reserve for sale something more than one million and a quarter of the best lands in Florida at very low figures for the purpose of encouraging settlement.

THERE was a time, not so very long ago, when a good deal of the current fiction of the day had to deal with romantic adventures among the wild beasts and almost unexplored regions of this continent. So rapidly have the conditions disappeared which made possible these thrilling events, that to read of bear and deer and turkey hunting outside of artificial game preserves is now becoming occasion for surprised interest. It is the fact that almost solely in the islands of the South Atlantic and Gulf coasts are preserved practically unchanged the natural conditions of a century ago that has made these isolated fastnesses so attractive to the adventurous sportsman. As a consequence, clubs and wealthy gentlemen have some time since bought up everything available in the way of ocean and gulf islands between Wilmington and New Orleans. Nowhere else can the original game be so certainly and so inexpensively preserved as on these comparatively inaccessible spots, and the result has been the monopolization of all such desirable places by a favored or sagacious few. Under these circumstances it is a matter of some interest that the owner of so considerable and so well appointed an island as St. Vincent's, on the Florida coast, six and a-half miles out from Apalachicola, is offering this property for sale. He explains this action by the statement that two other islands and holdings take so much of his time and attention that he must needs let St. Vincent's pass into other hands. Otherwise, he would not part with St. Vincent's, for it cannot be replaced; and, except the holdings, he will retain, he knows of nothing like it on the Atlantic or gulf coasts.

And, indeed, the advantages and attractions of St. Vincent's are of an interesting nature. It is an island of nine miles in length, four miles across at its greatest width, containing over 11,000 acres, and having a number of fresh water ponds and a flowing stream of fresh water. Three-fourths of the island is wooded. There are land-locked bays and inlets, and it is only an hour's sail from Apalachicola, where all the advantages of daily mail, telegraph and express communications with the outside world are enjoyed. The whole island teems with

aquatic and terrestrial life. It has long been noted for the abundance of deer it contains, and there are also wild hogs, catamounts and alligators. From October to May all kinds of water fowl, geese, ducks, snipe, plover, etc., swarm in its bayous, and in its waters are an abundance of the finest oysters, terrapin, crab and shrimp. The climate permits of winter hunting without discomfort at any time, the gulf atmosphere being much drier and more equable and temperate than that of the Atlantic coast islands. But it is not so far South as to come within the range of the pestiferous winter mosquito. For some years a herd of cattle has been allowed practical freedom of the island, it being a natural stock range. As beef, these cattle have a peculiarly pleasing flavor, and it is calculated that with a little care cattle-raising might be made a very profitable undertaking with a minimum of care and expense. It is of course extremely doubtful that the opportunity to secure so admirable a site for a sporting club or for the shooting grounds of a wealthy sportsman will remain long open. An advertisement of this property will be found on another page.

AFTER reading the article on the Gulf coast in this number, the advertisement of the Pascagoula Land Co, Scranton, Miss., will be of especial interest.

A PRACTICAL nursery and orchard man who understands peaches will find an opening that would probably interest him by addressing J. L. Williams, Houston, Texas, whose advertisement will be found on another page.

"E. P. W.," 1436 East Franklin street, Richmond, Va., advertises for sale 1000 acres of land, accompanying what he says is "one of the best undeveloped water-powers in the South."

THE growth of the fruit industry in South and Central Georgia during the last few years is one of the most notable features of the present era of development in the South. On another page of this number of the SOUTHERN STATES, Mr. I. W. Purdom, of Blackshear, Ga., offers for sale an interest in an orchard and adjacent land, his object being to secure more capital for larger operations.

NORFOLK, VA., is one of the great truck and fruit shipping centres of the country. During the season Southeastern Virginia and Eastern North Carolina pour into Norfolk, by means of the various railroads and waterways, an almost continuous stream of fruits and early vegetables, which are concentrated here for shipment to New York and other Northern markets. The earliest products that go North from Norfolk come from Eastern North Carolina. The truck farmers at Newbern and elsewhere in the coast region have made fortunes for hundreds of men who a few years ago had nothing. The Wilmington, Newbern & Norfolk Railway, running from Wilmington northward to Newbern, has opened up a new section of this trucking area, where, with every advantage of soil, climate and transportation facilities, there is the further advantage of low prices for land. Mr. H. A. Whiting, Wilmington, N. C., vice-president of the Wilmington, Newbern & Norfolk Railway, will be glad to furnish any desired information concerning this section, and will extend every facility to persons who want to examine the country.

SOUTHERN LANDS

FOR SALE.

ALABAMA.

SOUTH ALABAMA FARM. FRUIT and TIMBER LANDS—In Escambia county, the garden spot of the South, on L. & N. R. R., tracts of from 40 to 20,000 acres in bodies to suit individuals and large or small colonies, at from \$2.00 to \$10.00 per acre; worth double this. Also saw mill property and yellow pine timber lands and town lots. For full description and prices write South Alabama Land & Immigration Agency, Brewton, Ala.

FLORIDA.

FOR CHEAP HOMES IN FLORIDA see the Southern Immigrant, Arcadia, Florida. Sent with map for 10 cents. Orange and garden lands on installments. Monthly payments

ALBERT W. GILCHRIST, Punta Gorda and Arcadia, Fla., has for sale orange groves, wild lands, town lots. Live agents wanted to handle 1500 lots in growing town.

LARGE NEW ILLUSTRATED CATALOGUE, embracing all Florida, with numerous maps, cuts, notes, descriptions, etc., of over 400 properties from one acre to 180,000, both vacant and improved, at twenty-five cents per acre up; postage three cents. H. W. Wilkes, Florida Land & Deed Commissioner, Louisville, Ky.

A \$5000 IMPROVED PROPERTY FOR \$1200, one-third cash, balance on time, to suit a first-class modern residence, and three acres of bearing variety fruits, in the centre of Defuniac Springs, the Florida Chataqua, Walton county; reliable in every way. H. W. Wilkes, Louisville, Ky.

LITTLE COLONY AND HOME TRACTS, of five to twenty acres, at \$2 to \$30 per acre on payments to suit, no mortgage required; have twenty-four selections in twelve different counties, where from one to eight (or more) five-acre tracts can be had adjoining; descriptive list giving location of each for stamp. H. W. Wilkes, Florida specialist, Louisville, Ky.

IN FLORIDA.—Half a mile from Tallahassee, Leon county, small, choice improved farm (52 acres), with six-room house, splendid well of water, 15 acres timber, barn, cistern, etc. If sold before January 1, price will be very low. Apply to J. T. Bernard & Son, Tallahassee, Fla.

GEORGIA.

ONE OF THE BEST equipped Farms in Georgia, half mile from Fairburn and 18 miles from Atlanta, Ga., on the A. & W. Pt. Railroad, for sale cheap. Write for information to W. P. Jones, Fairburn, Ga.

NORTH CAROLINA.

FOR SALE—Excellent farm in Chatham county, N. C., on main line Seaboard Air Line. Shipping facilities best, soil unexcelled for fruits and truck. Vineyard and orchard on premises. Climate most healthful in the world 145 acres. For full particulars address H. E. Gibbons, Wilmington, N. C.

MISSISSIPPI.

THE MISSISSIPPI AND ALABAMA GULF COAST on the Louisville & Nashville Railroad invites the homeseeker to locate in the Paradise of the South; 100,000 acres for colonies and homeseekers. Lands adapted to farming, trucking, fruit-growing, etc. No malaria; excellent markets; climate best in the South; improved farms; timbered lands; mill sites; canneries; fish packing-houses. No droughts. Special rates given to colony organizers. Correspond also in German and Scandinavian. Address Pascagoula Land Co., Scranton, Miss.

MISSOURI.

J. F. KINDRICK, Seymour, Mo., has a list of bargains in farms and fruit lands in the Ozark fruit belt.

TEXAS.

WANTED.—Practical nursery and orchard man, experienced in peaches, by a company owning large tracts of land, well adapted, and who propose to cultivate peaches on a large scale. A very liberal interest will be given to the right man. Splendid opportunity. J. L. Williams, Houston, Texas.

VIRGINIA.

GO TO ALBEMARLE COUNTY, VIRGINIA, AND BUY A HOME.—Good Lands, Fine Climate, Cheap Homes, Low Taxes, Excellent Graded Schools, Boarding Schools for Boys and Girls. Seat of University of Virginia. No place offers equal inducements. Address J. C. McKENNIE, Charlottesville, Va.

WM. M. and J. T. McALLISTER, Attorneys at Law and dealers in Real Estate Address Warm Springs, Bath county, Va. Lands bought and sold. We have for sale in the aggregate 10,000 acres of land; some lying near Covington, Va., some near Hot Springs, Va., and some in Pocahontas county, W. Va. In the great health-giving region of Virginia; fertile river bottoms; splendid grazing farms; good gardening land; good markets; public schools; good roads. Prices ranging from \$5 to \$100 per acre. Particular information given on application.

SUFFOLK has cheapest and best transportation facilities in the South. Six railroads, and deep water route to the ocean. The great tidewater farming section of Virginia. A long list of farms. Come and see. Fine grass and stock farms. A splendid manufacturing center. Factory sites given away. Write or see J. Walter Hosier, Suffolk, Va.

WE MAKE

Engravings now for the Printer

OF

PORTRAITS, ILLUSTRATIONS
BUILDINGS, FOR LAND
MACHINERY. COMPANIES.

THE BALTIMORE ENGRAVING CO.

Baltimore, Md.

The Bertha Co.

SKIN AND HAIR SPECIALISTS,

406 Park Avenue, BALTIMORE, MD.

Are Baltimore's authority on head, hair and face treatments.

Remedies put up with full directions for home use.

CROWLEY, LA. The Queen City of Southwest Louisiana.

Is seven years old; has a population of 2500 people; is growing rapidly. Is midway between New Orleans, La., and Houston, Texas. Has two Rice Mills, Steam Novelty Works, Steam Printing House, Brick Manufactory, Good Churches, Private and Public Schools, Commercial and Literary College, besides over sixty other good business houses. Is one of the most active and stirring towns of its size in America. Ships annually over 1,000,000 bushels of rice, making it the largest rice shipping point in the world. Is surrounded by the finest farming lands in the South. Offers splendid inducements to the homeseeker and the capitalist. Many have come here poor and are now well-to-do; some getting rich.

W. W. DUSON & BRO.

CROWLEY, LA.

The Largest Dealers in **Real Estate** in the South.

Have thousands of acres of choice sugar, rice and timber lands for sale or rent

Write them for their new map of Southwest Louisiana and other descriptive matter giving full particulars.

We will locate you on lands that will pay for themselves every year you own them.

Crowley State Bank

Paid up Capital Stock, \$50,000. CROWLEY, LA.

Buys and sells foreign and domestic Exchange. Interest paid on time deposits.

P. S. LOVELL, President.

W. E. ELLIS, Cashier.

FOREMAN & ANDRUS,

Livery, Sale and Feed Stable.

The Handsomest Rigs in Town, with Careful Drivers at Lowest Possible Rates.

CROWLEY, LA.

Crowley Steam Bakery.

FRESH BREAD, CAKES, AND CONFECTIONERY.

Also a choice line of Family Groceries constantly on hand. Free delivery to any part of the city.

L. C. GREENE & CO., Proprietors, Crowley, La.

The Pickett Rice Milling Co.

CROWLEY, LA.

The highest price paid for rough Rice or will mill your Rice on toll. Capacity 500 sacks per day.

Crowley Brick & Tile Factory,

CROWLEY, LA.

All kinds of Plain and Fancy Pressed Brick and Mouldings constantly on hand made from best material at bottom prices.

J. W. GRAY, PROPRIETOR.

Acadia Commercial and Literary College

Offers splendid opportunities for the acquiring of a commercial and literary education.

CROWLEY, LA.

A FIRST-CLASS BOARDING DEPARTMENT IN CONNECTION.

Terms the Lowest. Non-Sectarian.

J. T. BARRETT, PRESIDENT.

CROWLEY HOUSE,

CROWLEY, LA.

A first-class Hotel one block from depot. Rates \$2.00 per day.

A REDUCED RATE OF \$1.00 PER DAY WILL BE GIVEN ALL LANDSEEKERS AND PROSPECTORS.

CROWLEY SIGNAL,

Crowley, La.

Steam print. Weekly. \$1.00 per year. Will tell you all about the most attractive and most prosperous section of the United States.

L. S. SCOTT, Editor.

T. J. TOLER,

CROWLEY, LA.

Dealer in rough and dressed Pine and Cypress Lumber, Sash, Doors, Blinds, Lime and Cement.

A specialty of Long Leaf Yellow Pine.

Roos Kaplan & Co.

GENERAL MERCHANDISE.

Highest possible price paid for Farm Products. Plantation supplies a specialty. Carry a stock of \$40,000

CROWLEY, LA.

Green & Shoemaker,

Dealers in

Flour and Feed, Hay, Grain and Provisions

Choice Honduras and Japan Seed Rice for sale.

CROWLEY, LA.

THE SOUTHERN STATES.

JANUARY, 1896.

SOUTHERN FARMERS IN BETTER CONDITION FINAN- CIALLY THAN FOR MANY YEARS PAST.

IN SPITE OF HARD TIMES AND SCARCITY OF MONEY THEY ARE MORE
NEARLY OUT OF DEBT AND ARE LIVING BETTER THAN FORMERLY.

*Reports from 530 Correspondents Showing that this Improved Condition is Due
to Improved Methods in Farming, a Diversification of Products,
and the Raising of Food Supplies at Home.*

Reports from nearly every part of the South for the past year or more have indicated that the farmers of that section had suffered far less from the hard times than the farmers of any other part of the country. In particular, during the last three or four months, since the harvesting of the 1895 crops, there have been multiplied evidences of the fact that the Southern farmers were as a rule better off than they had been for many years, and incomparably better off than the agricultural classes in the North and West. The local papers throughout the South have published in almost every issue accounts of improved conditions, and have told how farmers were raising their own provisions instead of importing them from the West as formerly, and, as a consequence, were less in debt to the merchants and had food supplies stored away for the coming year.

In order to present a comprehensive survey of the whole South in this regard, the "Southern States" undertook to get simultaneous reports from all parts of the South through the local agents of the railroads. These agents are, as a requirement of their positions, necessarily above the average in intelligence, and their business, besides bringing them into continuous contact with both the merchants and the farmers in their neighborhoods, affords other opportunities for judging accurately as to prevailing business and financial conditions.

Probably nothing has ever been published in exposition of the capabilities of any country more remarkable than the collection of reports presented in the following pages. These reports are noteworthy not only for the conditions they show to exist, but for their astonishing unanimity. Here are more than 500 letters from correspondents all over the South, to whom were submitted certain questions, and who, with scarcely an exception, send answers that are practically almost identical in tenor, the favorable conditions they set forth varying only in degree.

A study of these reports will show why the Southern farmer is in better shape than he has been for many years. It will be noticed that the answer to the first question—"How does the present financial condition of farmers in your vicinity compare with that of former years?"—bears, all the way through, an almost unvarying relation to the answer to the second question—"Are they raising more food stuffs than formerly?" Wherever, for example, it is stated that the farmers are in a conspicuously better condition now than hitherto, it will be found to be stated that the quantity of food supplies raised in proportion to cotton has been very greatly increased. Where it is said that farmers are moderately better off than in recent years, the answer to the second question will be found to be that they have slightly increased the amount of food stuffs raised, and in such exceptional cases as show that the farmers are no better off than formerly, it will be found that there has been no diversification of their products.

That is, the condition of the farmers has improved in proportion to the extent to which they are raising corn, meat and other food products.

Ever since the war the predominant crop of most of the South has been cotton. This was the one thing that would sell for money anywhere at any time. When cotton brought such prices as prevailed for many years after the war, it seemed to the planter much more profitable to devote himself entirely to cotton and buy his food supplies than to raise these at the cost of raising less cotton. And he was right then, but the unwisdom of this course as a fixed policy became evident when cotton continually declined in value until it reached a price lower than what it cost a great majority of the growers to produce it.

Moreover, most of the planters began to live on their crops a year ahead by buying all their living supplies on credit, pledging their prospective crop to the merchants as security. Under this method they paid enormous prices for what they bought, and at the end of the season, after turning over their entire crop to the merchant at the market price, they were fortunate if they were not left in debt to him. With the price at which cotton has been selling for several years past, this sort of thing could not continue of course, and farmers began to realize that to keep from starving they must raise things to eat.

Gradually from year to year the number of hogs raised and the acreage given up to corn and other cereals and to hay and sorghum have increased, and in 1894 in many parts of the South these products, with fruits and vegetables, were given predominant attention, while cotton was made a subordinate crop. As a consequence the farmers who adopted this policy had plenty to eat and possibly something to sell, and what money their cotton brought them was in large part a surplus.

The manifestly good effects of this method led to its wider adoption in 1895 with a corresponding improvement in the condition of the farmers.

It may naturally be asked why Southern farmers are better off than farmers in other parts of the country where diversified farming obtains and where food supplies are raised at home. There are many reasons why this is so. Farming is far less expensive in the South than in the North. Pork costs less to produce, because hogs can almost support themselves the year round. There are no long, hard winters through which they must be fed. The same may be said of other meats. Milk and butter cost less for the same reason. Because of the short, mild

winters the outlay for feeding stock generally is insignificant in comparison with this expense in the North, and the cost of fuel and winter clothing is greatly reduced. Moreover, instead of having the soil locked up by frost for a considerable part of the year, the Southern farmer can be getting something out of the ground nearly all the year. His table may be supplied from his garden for much of the time that the Northern farmer is obliged to be paying out money for canned goods and groceries. And there is a wider range of products in the South than in the North. Not only are all the staple field, garden and orchard products of the North grown in the South, but many other things besides. Nearly everything that can be raised profitably in the North can be raised in the South, but there are many profitable Southern crops that are not possible to the Northern farmer at all.

These truths have been over and over again emphasized in the "Southern States." It is not necessary to elaborate them or to add to the enumeration here. Enough has been said to show that general business conditions and markets being the same the Southern farmer is potentially infinitely better prepared to make a living than his Northern brother. The facts brought out, therefore, in the following reports are not only amply sustained by this overwhelming accumulation of testimony and by similar testimony from other sources and through other channels put forth during the last few months—these facts are not only proved to exist, but are shown to proceed from entirely reasonable and natural causes.

It may be said by way of summarizing these reports that Southern farmers as a class are less burdened with debt than they have been at any previous time since the war; that they are now more and more every year producing at home their own provisions and becoming less and less dependent upon the West for corn, flour, pork, hay and like supplies; that growing these things themselves they are saving the enormous profits on them formerly paid to supply merchants, and that living thus on their own resources they can count largely as profit whatever they may receive for such cotton as they grow. While, as a rule, there is little money in circulation, the farmers are living better than ever before, not of course because of the scarcity of money, but in spite of it and because of a wider and wiser utilization of natural resources and capabilities. It is shown, however, that in some sections the proceeds from the sale of cotton and the surplus of other crops has been more than enough to pay up back debts, and that farmers, besides buying such needed supplies as cannot be raised, are improving their farms, buying new furniture, vehicles, farm implements, etc., and in some cases are lending and investing money.

That this condition of existing and increasing comfort and comparative prosperity can be found at all anywhere in these times of universal business depression and stagnation, with the present low and continually falling prices of all farm products is a thing to excite surprise and wonder. There is wide room for conjecture as to what might be the outcome of right methods of farming in the South under conditions of general prosperity and good prices, and the present status, under the circumstances, is the most complete and conclusive demonstration of the marvelous agricultural capabilities of the South. It is not surprising that farmers in large and daily increasing numbers are moving to the South from other parts of the country.

The questions sent to these correspondents were as follows:

"1. How does the financial condition of farmers in your vicinity compare with that of former years."

"2. Are they raising now more food stuffs than formerly?"

The answers are numbered to correspond with the questions.

The reports are arranged according to the channels through which they came, as indicated by the headings. It will be observed that not all the railroads of the South are represented. Most of the more important ones readily and heartily consented to aid and co-operate with the "Southern States" in this undertaking, but reports from some of them were not received in time for use in this number.

From Stations on the

ATLANTIC COAST LINE

in Virginia, North Carolina and South Carolina, through T. M. Emerson, Traffic Manager, Wilmington, N. C.

South Rocky Mt., N. C.—1. The best in thirty years. 2. Yes.

Fayetteville, N. C.—1. Good. 2. Yes.

Dunn, N. C.—1. Fair; better than several years past. 2. Yes.

South Washington, N. C.—1. Good. 2. Yes, by far; by planting more corn and potatoes and less cotton.

Mt. Olive, N. C.—1. Much improved. 2. Yes; not as much cotton, more corn, peas, hay, oats; some tobacco culture, which will be increased; trucking interests quite large near the railroad.

Wade, N. C.—1. Ordinary. 2. Yes.

Enfield, N. C.—1. Better than for the past ten years. 2. Yes; are raising tobacco, corn, small grain, meat sufficient for own consumption; peanuts are raised extensively.

Neal, N. C.—1. Not very good, but somewhat better than formerly. 2. Yes.

Hub, N. C.—1. Very little money in circulation. 2. Yes.

Garysburg, N. C.—1. Good; has not been as good for several years. 2. Yes; more corn and truck of all kinds.

Kelford, N. C.—1. Fair; much better than the two preceding years. 2. Yes; 25 per cent. more.

Goldsboro, N. C.—1. Fair. 2. Yes.

Robersonville, N. C.—1. Better than for four years. 2. Yes; nearly double that of five years ago.

Godwin, N. C.—1. Money is scarce, but farmers comparatively free from

debt; the stringency of money has made them cautious. 2. Yes; very little corn and meat have been shipped to this section in two years.

Whitakers, N. C.—1. Better than in ten years. 2. Good deal more.

Wallace, N. C.—1. Fairly good crops; owe about one-half what they did one year ago. 2. Yes.

Selma, N. C.—1. Better than for past four years. 2. Yes.

Warsaw, N. C.—1. Much better than last year. 2. Yes; good deal more.

Wharton, N. C.—1. Has greatly improved. 2. Yes; they are planting more products used at home.

Pactolus, N. C.—1. All farmers about out of debt, with better prospects than for years. 2. Yes; more each year.

Teacheys, N. C.—1. In better condition than they have been in several years. 2. Yes.

Rose Hill, N. C.—1. Fair. 2. Yes.

Tunis, N. C.—1. Pretty fair. 2. Yes.

Whichard, N. C.—1. Very good; very few in debt; all seem to be making a good living. 2. I think they are.

Hobgood, N. C.—1. Good. 2. Yes; more meat, corn, etc.

Rennert, N. C.—1. Generally good. 2. Yes; good deal more than formerly.

Pembroke, N. C.—1. Very good. 2. Yes.

Gates, N. C.—1. Fairly good. 2. No.

Dudley, N. C.—1. Right good, it being better than for several years. 2. Yes.

Hope Mills, N. C.—1. Better than for two preceding years. 2. Yes;

growing more food crops and less cotton.

Spring Hope, N. C.—1. Very good. 2. They are; corn, field peas, raising their meat, sweet potatoes.

Mt. Tabor, N. C.—1. About as usual, or perhaps a little improvement. 2. Last year and this some more corn and rice, I think.

Chadbourn, N. C.—1. Fewer mortgages. 2. Yes; a few are doing so, but it is not general.

Tarboro, N. C.—1. While not good, it is much better than it was two years ago. 2. Very little, if any; some more meat.

Faison, N. C.—1. Average. 2. Yes; chufas, potatoes, peas and all kinds of truck.

Jerome, N. C.—1. Not very good. 2. Yes.

Suffolk, Va.—1. Very good; they appear thrifty and are making various improvements. 2. Yes; there is scarcely any foodstuffs bought that can be raised; this is a trucking section and all kinds of vegetables are raised; a few have made successful experiments with tobacco.

Chester, Va.—1. Fairly good. 2. I think so.

Reams, Va.—1. Very poor. 2. No more.

Whaley, Va.—1. Medium; fairly good. 2. A little more.

Petersburg, Va.—1. Poor, as usual, to judge from their reports. 2. I think not.

Jarratts, Va.—1. Not heavily in debt, but no money scarcely for any purpose. 2. Yes; in proportion to acreage, if more it would be better.

Carson, Va.—1. Fairly good; some are making money, while others are going down. 2. Yes; I think they are; peanuts, corn, oats, wheat and grass.

Centralia, Va.—1. Very poor. 2. No.

Petersburg, Va.—1. Still poor, but improving. 2. Yes.

Nichols, S. C.—1. Decidedly better than for several years. 2. Largely more.

Marion, S. C.—1. Seem to be in better financial condition than at any time

since 1890. 2. Yes; decidedly more.

Auburn, S. C.—1. Better than for several years. 2. Yes; less cotton and more tobacco and grain crop.

Clinton, S. C.—1. Very good; better than they have been in seven years. 2. Yes; more than takes for their own consumption.

Cameron, S. C.—1. Good; 50 per cent. better than last year. 2. No; about the same.

Irmo, S. C.—1. Pretty tight. 2. They are.

Newberry, S. C.—1. Much improved over last year. 2. Yes; raising all supplies for home use.

Cordova, S. C.—1. Poor, but financial affairs better than 1894. 2. Think not.

Tindal, S. C.—1. Improving. 2. Yes.

Loris, S. C.—1. Very much improved from that of last year. 2. Yes.

Lamar, S. C.—1. Fair. 2. Yes.

Bonneaus, S. C.—1. For the most part they seem to be doing better than formerly and in good spirit. 2. Yes; very largely.

Lake City, S. C.—1. Said to be better than before in several years. 2. Yes.

Holly Hill, S. C.—1. In very good condition. 2. Yes; a great deal more.

Acton, S. C.—1. Considerably improved; able to meet obligations for this year and some past indebtedness. 2. Yes; breadstuffs, sorghum, sugarcane and hay, but nothing to mention in meats.

Cash's, S. C.—1. Better than for years. 2. They are; area in corn doubled; cotton one-third less; peas increased; rice more than doubled; sorghum quadrupled.

Congaree, S. C.—1. Very good. 2. Yes.

Scranton, S. C.—1. The financial condition of this section among the farmers is better than it has been for several years. 2. Yes; a great deal more.

Palmetto, S. C.—1. Good. 2. Decidedly more rice, molasses, corn, potatoes (sweet) and meat.

Vances, S. C.—1. Better than for several years past. 2. Yes.

Eutawville, S. C.—1. In better condition than they have been for three years. 2. Very much more.

Harleyville, S. C.—1. Very good. 2. They are.

Conway, S. C.—1. Good. 2. Yes; double.

Forester, S. C.—1. Fair condition; better than the past three years. 2. Decidedly more.

Wilson Mill, S. C.—1. Not very good, but somewhat improved. 2. Yes; planting more grain and tobacco; slight decrease in acreage of cotton.

Mullins, S. C.—1. Good. 2. Yes; self-sustaining; no grain or hay shipped here and very little molasses.

Brinkley, S. C.—1. No money, but something to eat. 2. Yes.

Sumter, S. C.—1. Poor, though much better than one year ago. 2. They are; about 40 per cent.

Columbia, S. C.—1. Better than for several years past. 2. Yes; very largely.

Timmons ville, S. C.—1. Better than for several years. 2. Yes; more, especially breadstuff and meat.

Wedgfield, S. C.—1. Much better than in 1894. 2. Yes; much more.

Florence, S. C.—1. Better than for the past five years. 2. Yes; to a greater extent than ever before.

Moncks Corner, S. C.—1. Better than they have been in five years; the high price of cotton has helped them very much. 2. Fully 50 per cent. more corn and other foodstuff.

St. Stephens, S. C.—1. Very good; a great improvement over last year. 2. Yes.

Manning, S. C.—1. Good; much better than in years. 2. Yes.

Dillon, S. C.—1. Much better than has been for several years. 2. There is more corn, meat and molasses in this section than has been for several years.

Darlington, S. C.—1. Better than for years; debts nearly all paid and some surplus; prospect fine. 2. Yes; much more.

Santee, S. C.—1. Doing better than for good many years. 2. Yes; much more.

Sellers, S. C.—1. Much better than for several years past; economy of the strictest kind has been the rule the past year, and as a consequence fewer debts to settle this fall. 2. Yes.

From Stations on the

PLANT SYSTEM

in South Carolina, Georgia, Florida and Alabama, through B. W. Wrenn, Passenger Traffic Manager, Savannah, Ga.

Ravenel, S. C.—1. Considerably better and from all appearances still improving. 2. Vegetables are raised in abundance, the leading produce being cabbages, potatoes (Irish), asparagus and peas.

Salkehatchie, S. C.—1. A slight improvement. 2. Considerable more grain crops, peas, rice and corn.

Coosawatchie, S. C.—1. Financial condition better than for past five years. 2. Yes; provisions of all kinds.

Yemassee, S. C.—1. Favorably. 2. Yes; there are more foodstuffs raised than formerly.

Brinson, Ga.—1. In better shape. 2. Yes; all the farmers have raised more foodstuffs this year than usual; about one-third more.

Hardeeville, S. C.—1. Small farmers better; rice farmers not as good. 2. Yes; corn, oats and potatoes.

Greenpond, S. C.—1. Better off than for years; crop made cheap this year and things now on cash basis. 2. Yes; more corn, peas, potatoes; more interest in hogs than formerly.

Cairo, Ga.—1. I think in better condition than in past five years. 2. Yes; more rations in county than has been for several years.

Glenmore, Ga.—1. Better by 200 per cent. 2. More corn made this year than ever before; vegetables increased considerably.

Pidcock, Ga.—1. In better financial condition than for five years. 2. Yes.

Bainbridge, Ga.—1. Has been growing better for five years and is 20 per cent. better this year than last. 2. Fifty per cent. more corn, cane, oats and hogs.

Whigham, Ga.—1. Farmers in bet-

ter condition than for several years; good provision crop, and being relieved of debts, realizing fair prices for their products. 2. Yes; large corn crop and provision crop; large syrup crop.

Boston, Ga.—1. The farmer is really better off this year financially than any of the past five; a cheap crop was made and plenty of bread and meat. 2. Yes; the largest food crop ever raised.

Iron City, Ga.—1. They are in better condition, owe less and have more at home. 2. Decidedly more; every farmer in this community has corn for sale, a condition not before existing.

Albany, Ga.—1. Better than any year since 1892. 2. Yes; corn and potatoes are planted much more freely.

Stockton, Ga.—1. Fifty per cent. better. 2. Yes; corn, oats, rye, peanuts, chufas.

Newton, Ga.—1. At least 25 per cent. better. 2. Formerly farmers bought Western corn; now they sell large quantities; also fatten and sell pork.

Homeville, Ga.—1. Better. 2. Yes; this county has raised more corn and bacon than for years.

Quitman, Ga.—1. Our farmers are nearer out of debt now than they were five years ago. 2. More corn, more bacon, more oats.

Naylor, Ga.—1. Good average. 2. More meat, corn and home supplies that can be raised in this locality; this little town is doing from four or five times as much business as it has done for years.

Brookfield, Ga.—1. Better. 2. A great deal more; twice as much as last year.

Gordon, Ga.—1. They are above an average. 2. Yes; corn, meat, rice, peas, syrup, etc.

Enigma, Ga.—1. Not so good as three years ago, but better than last year. 2. Yes; corn, rice, potatoes, peas, ground peas, hogs and sugar-cane.

Tifton, Ga.—1. Better than at any time during past five years. 2. Yes; corn, hogs and fruit.

Camilla, Ga.—1. Twenty-five per cent. better. 2. Yes; corn and meat

sufficient for home consumption and for sale.

Johnston, Ga.—1. About the same. 2. Yes.

Waresboro, Ga.—1. Much better than any time in the past five years. 2. Yes; corn and hay, sugar-cane, sweet potatoes and rice.

Rochelle, Ga.—1. Very short of cash, but more self-supporting. 2. Large crop of corn, hay and sweet potatoes.

Ochlocknee, Ga.—1. I think as a general thing they are in better shape than they have been. 2. There is 50 per cent. more syrup, 25 per cent. more corn, and I think at least 20 per cent. more of other small crops, such as potatoes, rice, pindars, etc.

Willingham, Ga.—1. Very good. 2. More corn than in previous years is reported.

Climax, Ga.—1. This is about an average year compared with the past five years. 2. Yes; at least one-third more corn; cane about same; cotton nearly one-quarter less; oats about the same; three times as many cow peas made as usual; one-third more pindars made; rice about same; one-third more potatoes and about one-quarter more meat raised than usual.

Cowart, Ga.—1. Twenty-five per cent. better. 2. A great deal more.

Jakin, Ga.—1. Better than they have been in long time. 2. Yes; they are now selling supplies where they were buying before.

Inverness, Ga.—1. About 50 per cent. better off. 2. Yes; corn, potatoes, vegetables and syrup, etc.

Ellerslie, Ga.—1. About 20 per cent. better, I suppose. 2. Yes; plenty horse feed, good gardens, more pork, etc.

Donalsonville, Ga.—1. Very favorably. 2. Great deal more; 100 per cent. more meat and corn.

Pearson, Ga.—1. Very good; farmers are less in debt now than for some years. 2. Yes; corn, rice, potatoes, sugar-cane, field peas, ground peas, etc.

Waycross, Ga.—1. Average about the same. 2. Increase in garden truck.

Hoboken, Ga.—1. Better, 1st, in acreage cultivated per capita; 2d, in home resources. 2. Yes; more corn for bread, and hogs and cattle for bacon and meats.

Hague, Fla.—1. Very favorably. 2. Yes; corn, potatoes, cane, etc., taking place of cotton.

Weirsdale, Fla.—1. Strictly, farmers are in better condition by 50 per cent.; orange growers are not "in it." 2. Yes; much more corn, and all are growing vegetables, etc., for home use; more corn and hay were saved than ever before by 200 per cent.

Bartow, Fla.—1. Except for loss of orange crop, the condition is better on account fine crops for breadstuffs, hay, grain, etc. 2. More than ever before, comparatively little grain and hay being shipped to this section, a great many farmers having some to sell.

Reddick, Fla.—1. About the same. 2. Yes; corn, peas, bacon, potatoes, miscellaneous vegetables.

Plant City, Fla.—1. The financial condition of the farmer does not compare favorably on account of loss of oranges by freeze, which deprived them of that revenue for this one season. 2. Yes; corn, hay, potatoes.

Clearwater, Fla.—1. Financial condition is worse on account of loss by last winter's freeze. 2. More sweet and Irish potatoes, strawberries, etc.; also more hay for stock.

Orlando, Fla.—1. On account of freeze of last year, condition of orange growers much worse. 2. Yes; ten times as much.

Micanopy, Fla.—1. Not as good, but they are in a prosperous condition. 2. About 50 per cent. more corn and potatoes, hay and pork.

Branford, Fla.—1. Farmers generally in much better condition financially than at any time for past five years. 2. Fully 20 per cent. more grain and meat produced than five years ago.

Haines City, Fla.—1. It is not so good as formerly on account last winter's disastrous freeze. 2. Yes; potatoes, corn and cane much more extensively grown and to greater success.

Island Lake, Fla.—1. This being in

the orange belt, our losses are great, but the farmers are raising other crops. 2. Yes.

Lake City, Fla.—1. Fully as good, for the reason that merchants are not now doing a credit business. 2. Decidedly more.

Centre Hill, Fla.—1. Excluding the orange crop, it is 75 per cent. of the average. 2. Yes; they are planting more corn, potatoes and tobacco, etc.

McIntosh, Fla.—1. Fifty per cent. poorer on account of freeze. 2. Yes; they raise more corn and potatoes, hogs and hay.

Blanton, Fla.—1. I think it is in better condition now than the past five years. 2. There was more foodstuffs raised in 1895 than has been raised in many years; I might say than ever was raised in this community.

Tarpon Springs, Fla.—1. About same. 2. More corn.

Williston, Fla.—1. Favorable. 2. Yes; more grain by 20 per cent. than ever before.

Boardman, Fla.—1. The freeze of 1895 demoralized them. 2. Prior to freeze nothing of consequence except oranges; all kinds vegetables, meat and corn are now raised for shipping and home use.

Thonotosassa, Fla.—1. Below the average; more on account of the late freeze than the general financial depression. 2. Yes; corn, hay, potatoes, sugar-cane, etc.

Brooksville, Fla.—1. Poorly, owing to the freeze of last winter. 2. Yes; corn enough now raised, when formerly two-thirds used was shipped corn.

Webster, Fla.—1. About three-fourths as compared with the past five years. 2. Yes; corn, sweet and Irish potatoes, onions, cow peas, chufas, peanuts and hay.

Tavares, Fla.—1. Very favorably; farmers here are able to meet their obligations as promptly as in the past. 2. Yes; potatoes, onions, garden peas and beans.

Monticello, Fla.—1. Much improved. 2. Yes; nearly enough foodstuff is raised to supply the county and

a surplus of many such as corn, syrup, potatoes, etc.

Richland, Fla.—1. About 75 per cent. of an average. 2. Yes; double amount corn and vegetables.

Wauchula, Fla.—1. Our farmers hold their own and make a living. 2. More corn and potatoes.

Ft. Meade, Fla.—1. Condition fair; about as good as any time within five or six years. 2. Yes; corn, hay, potatoes and vegetables.

Trilby, Fla.—1. Favorably; this section holds its own. 2. About the same.

Suwannee, Fla.—1. About the same. 2. Very little more than for past five years.

Arcadia, Fla.—1. They are worse off financially by 20 per cent., but have good prospects for next year for more cash than they have had in eight years. 2. Corn, potatoes, rice, hay, together with oranges, early vegetables, stock, etc.

Ocklawaha, Fla.—1. As well as usual. 2. On account of orange crop failure last winter, the farmers have taken to raising more corn to save buying for their own stock; also raising some tobacco and Sea Island cotton to sell, as well as vegetables.

Live Oak, Fla.—1. Condition is above the average. 2. More.

Fort Reid, Fla.—1. Aside from orange productions, about the same as usual. 2. Yes; sweet potatoes and corn, aside from all kinds of vegetables.

Oviedo, Fla.—1. Considerably lower on account of the loss of the orange crop. 2. Yes; rice, potatoes, onions and other vegetables, corn, cane and hay are raised much more extensively than formerly.

Campbells, Fla.—1. About the same. 2. Yes; more corn and meat.

Sanford, Fla.—1. About 33 $\frac{1}{3}$ per cent. less, account of freeze last winter. 2. Yes; such as corn, potatoes, casava, etc.

Mineola, Fla.—1. Very unfavorably on account of almost total failure of their efforts last season. 2. Yes; notably corn and rice and products for stock feeding; more general produc-

tion of meats for home consumption; improved success in keeping cows and in producing milk and butter.

Kissimmee, Fla.—1. The freeze of last year did not injure this valley so much as most Florida communities on account of large cattle interests and comparatively few oranges. 2. Heavy corn crop last year.

Homeland, Fla.—1. They are in about as good a condition financially and are raising enough for home use. 2. There is double the corn, rice and potatoes and hogs.

Okahumpka, Fla.—1. About the same. 2. More corn, more vegetables, more stock.

Hilliard, Fla.—1. About the same. 2. Yes; particularly forage crops, much hay being harvested that was formerly wasted.

Dade City, Fla.—1. Farmers are today in better financial condition than they ever were in Florida; plenty of home supplies. 2. Judging from this immediate section, there are raised this year twenty-five bushels of corn to one of five years ago, and every other farm product in proportion; this is due to people changing from orange culture to the farm, and quite a number were compelled to farm any way.

Narcoosee, Fla.—1. In a good many respects an improvement is noticeable. 2. More corn.

Linden, Fla.—1. About the same upon an average. 2. Yes; sugar-cane, potatoes, corn, peas.

Candler, Fla.—1. The orange growers are straightened; the farmers are in better circumstances. 2. Yes; corn and hay.

Jasper, Fla.—1. Very little change; somewhat for the better. 2. Yes; such as corn, potatoes, rice and fruits.

Troy, Ala.—1. Considerably better. 2. Yes; up to two or three years ago all the corn and meat was bought in the West; now the farmers raise more of each than they can consume.

Wells, Ala.—1. Better than it has been for the last five years. 2. Yes; more corn, cane, potatoes and oats.

Brundige, Ala.—1. Better off than have been at any time during last five

years. 2. Yes; corn, hogs, potatoes, cane, etc.

Montgomery, Ala.—1. Slightly better. 2. Yes; corn and hogs are much more raised than formerly.

Patsburg, Ala.—1. Much better. 2. Yes; more corn, potatoes, sugarcane and ground peas in abundance; more meat raised.

Pinckard, Ala.—1. As good, if not better. 2. I think more corn and meat.

From Stations on the

CENTRAL OF GEORGIA RAILROAD
in Georgia and Alabama, through J. C.
Haile, General Passenger Agent,
Savannah, Ga.

Newnan, Ga.—1. Better than for several years past; fewer debts than formerly, and seem to be in much more prosperous condition. 2. Yes; an estimate of 40 per cent. to 50 per cent. increase in corn and potatoes, and 20 per cent. to 30 per cent. increase in hogs.

Rocky Ford, Ga.—1. The farmers are in better fix now than for last five years, and merchants have had better trade and better collections. 2. About 15 per cent. more foodstuff than ever before.

Smithville, Ga.—1. I think better than for several years; they are nearer out of debt and have more to eat. 2. Yes; more corn, oats, hay, potatoes, etc., raised now than has been since the war.

Sebastopol, Ga.—1. A good deal brighter than in past years. 2. Yes; some.

Reynolds, Ga.—1. In much better fix than for several years. 2. Yes; more grain, hay, etc., than usual; most our farmers raising everything they use in way of food for people and stock.

Jonesboro, Ga.—1. Much better than for the past few years. 2. Yes; about 33½ per cent. increase over the past few years.

Griswold, Ga.—1. Very much improved. 2. Yes; they raise all of their breadstuffs now.

McIntyre, Ga.—1. Decidedly better

than it was last year. 2. For the last few years there has been a considerable increase in the food crops raised in this section; hardly any grain is now bought by farmers of this section, enough being raised at home to amply supply the demands for home consumption.

Manassas, Ga.—1. Condition of farmers in this locality is improving some. 2. I think they are raising more foodstuff now than they have been for the last three years.

Cameron, Ga.—1. Better with those who are lucky enough to be out of debt. 2. About double the amount of foodstuffs are raised.

Forest, Ga.—1. No better financially, but making more to eat at home. 2. As a general thing they are raising most all they consume at home.

Orchard Hill, Ga.—1. Twenty-five per cent. better off than last two years; out of debt and a year's supply of farm supplies ahead. 2. Yes; Numbers of farmers that two years ago bought corn and meal now have it for sale; some paid store accounts with meat of their own raising, as well as with corn.

Wadley, Ga.—1. Fifty per cent. better financial condition than two years ago. 2. Corn crop has been increased 30 per cent., peas and potatoes 50 per cent.

Bellville, Ga.—1. Good. 2. Yes; about one-third more corn, potatoes, cane, etc., more than previously; less cotton.

Vaughns, Ga.—1. From 25 to 30 per cent. better. 2. Yes; 25 to 30 per cent. more.

Sun Hill, Ga.—1. Present condition is some better than for past few years, and with another such year will pay out. 2. Raising more meat than they have have been heretofore.

Sharpsboro, Ga.—1. Farmers generally in much better condition than for several years past. 2. They are.

Upatoie, Ga.—1. Think their condition is some better. 2. Yes.

Tennille, Ga.—1. Better than for five years. 2. Yes; 50 per cent. more.

Turin, Ga.—1. Conditions are much superior to the past few years. 2. Yes; corn, wheat, potatoes are being raised

much more extensively in this section of the country.

Brooks, Ga.—1. A great deal better condition. 2. Yes; lots more.

Springvale, Ga.—1. About fifty per cent. better; more attention is being paid to living at home, and cotton money is nearly all clear. 2. Yes; last winter this neighborhood, composed of about 100 families, killed about 500 pounds of meat (pork) to each family; before they only killed about 100 pounds.

Montezuma, Ga.—1. Good; better than for past six or eight years. 2. Yes; it is estimated that shipments of meat, corn, flour, hay, etc., have fallen off 50 per cent. in three or four years; decrease due to raising same at home.

Oglethorpe, Ga.—1. Considered in much better condition this year than they have been since the war. 2. They do; up to three years ago corn and meat was shipped here by the carload; there is no corn at all shipped here now, and a great many of our farms raise meat and corn for sale.

Pomona, Ga.—1. In my opinion, the farmers in this locality are much better off now than at any time in the last ten years, as they are less in debt and are raising more supplies at home than ever before. 2. A few years ago most of the leading farmers here bought their corn, and most of them meat, while for the past two years only a few buy corn or meat, and the number that buy is growing less all the time.

Griffin, Ga.—1. Improved. 2. Yes; unable to furnish figures.

Beech Hill, Ga.—1. I think their condition has improved. 2. I hear farmers speak of having plenty of corn, potatoes and meat in this locality; some near here have been selling pork recently in the market.

Marlow, Ga.—1. Some better than for the last few years. 2. They truck farm more now than ever before.

Lawton, Ga.—1. Considerably better than past two or more years. 2. Corn, fodder, hay and peas, plenty apparently for next one or two years.

Bloomingdale, Ga.—1. About the same. 2. No.

Hatchers, Ga.—1. Very much im-

proved. 2. Raising twice as much foodstuff this year as heretofore.

Ellaville, Ga.—1. Condition much better than two or three years past; farms nearer self-sustaining than ever before. 2. Raise a great deal more foodstuffs; almost self-sustaining.

Bolingbroke, Ga.—1. Some better; crops are more diversified now, and farmers are making their own meat, etc.

Millen, Ga.—1. Better than for several years past. 2. They do; about twice as much as in past few years.

Arlington, Ga.—1. Much better. 2. Plant more corn, peas, potatoes and such stuff than formerly, at least one-third more; lands have been cultivated better and produce much more than formerly.

Anderson, Ga.—1. Most of farmers in better "financial condition" than they have been in the past two years. 2. No.

Buena Vista, Ga.—1. Condition some better; no great change, however. 2. Fifteen to twenty per cent. more foodstuffs.

Forsyth, Ga.—1. A decided improvement; many have a surplus, after paying all indebtedness, while those in arrears for two years past have paid up and have corn and meat left. 2. Yes; the proportion prior to this year was one-third corn, two-thirds cotton; now crops evenly divided; they are raising cotton, corn, oats, peas, fruits, melons, potatoes, etc.

Whitesbury, Ga.—1. Good. 2. Yes; great deal more; unable to give any figures; safe to say, however, third more than last year.

Fort Gaines, Ga.—1. Their condition is better, their debts have been smaller this year and they have more provision crops than for several years. 2. For the past three or four years a great many of our farmers had to buy corn in the West; this next year there will be a surplus of corn in our section, and there is more meat and hogs in our section than for several years.

Dawson, Ga.—1. Considerably improved; they are in easier circumstances than they have been for two years past. 2. Farmers are raising

more foodstuffs than they have for years past in cattle, hogs, grain and hay.

Coleman, Ga.—1. The farmers around here are in much better fix than they have been for last few years. 2. Cannot give any figures, but there is good deal more foodstuffs raised this year than last.

Williamsburg, Ga.—1. Those I have interviewed all claim to be better off financially than for years. 2. Yes.

Blakeley, Ga.—1. Much better than for several years. 2. They raise fully 50 per cent. more than formerly.

La Crosse, Ga.—1. Better this year than for some time, cotton being the money crop, and it was raised this year cheaper than ever before. 2. They are raising more; the low price of cotton for the past few years has forced farmers to plant more of corn, oats, peas, potatoes, sugar-cane, ground peas, etc.

Powersville, Ga.—1. Farmers in no better condition now than have been for past few years. 2. Yes; fully 25 per cent. more foodstuffs than formerly.

Halcyondale, Ga.—1. Farmers are generally considered better off financially now than for the past several years. 2. Farmers in this locality raise their own bread and feedstuffs.

Perkins Junction, Ga.—1. Much better. 2. Yes; 30 per cent. more corn; they have added highland rice; 20 per cent. more sweet potatoes.

Marshallville, Ga.—1. Much better. 2. Yes; they have learned to live at home; instead of having to buy an enormous amount of hay, grain and meat, they have a good deal to sell.

Sargent, Ga.—1. Slightly improved. 2. More corn, 25 per cent.; more meat, 20 per cent.; wheat, 75 per cent.; oats, 20 per cent.

Morrow, Ga.—1. I think farmers in this section are in a better condition financially than they have been for several years past. 2. I think they do, and are learning to make the farm more self-sustaining each year.

Leary, Ga.—1. Very good, comparatively. 2. They raise more than for-

merly; enough to do them and some to sell.

Ducker, Ga.—1. Better than for several years. 2. Fifty per cent. more than they did five years ago.

Toombsboro, Ga.—1. Moderately good; about 20 per cent. better than last two to three years. 2. Yes; much more than formerly; farmers that heretofore planted half to two-thirds of their plantations in cotton this year planted about 60 per cent. of their lands in corn, oats, sugar-cane and potatoes.

Hapeville, Ga.—1. Better than usual; most all of them out of debt and have corn and hogs enough to do them another year. 2. Most of them raise enough to do them now, whereas in former years a great many of them had to buy corn before the season was over.

Ohoopce, Ga.—1. Better off. 2. Yes; corn, potatoes, peas and syrup.

Banning, Ga.—1. Better. 2. Make plenty for home consumption.

Dover, Ga.—1. Much better fixed than for years past; most of them have come out of debt. 2. With the exception of hay and potatoes, it is about the same as heretofore.

Cuthbert, Ga.—1. A very great improvement; a great improvement in homes and home comforts; fewer obligations and numerous evidences of improved financial condition. 2. Yes; very largely more; more corn and hogs now in the country than ever at any previous time even before the war; railroad books show at least 75 per cent. less shipments to the city than formerly of meat and breadstuffs.

Shellman, Ga.—1. Farmers generally are in pretty good condition. 2. Yes; seem to raise enough for their own consumption, and always some on the market for sale.

East Point, Ga.—1. Good; most all of them out of debt; lots of them got money and provisions at home, and all of them better off now than in several years. 2. They all do; can't give figures.

Milner, Ga.—1. Farmers claim their financial condition is better this year

than for several years previous; are nearer out of debt than for some years past. 2. More foodstuffs are raised this year than for last three or four years.

Rogers, Ga.—1. I think better than for several years past. 2. Farmers, as a general thing, are raising plenty of truck, with more meat than former years.

Leesburg, Ga.—1. Greatly improved; they are in much better condition. 2. They are; heretofore almost every farmer has been forced to buy corn, but this year they have raised plenty to do them and have corn to sell; every farmer in this section has corn, peas, potatoes, sugar-cane and hay.

Flora, Ala.—1. Better 20 per cent. 2. Yes; about 50 per cent. more.

Alexander City, Ala.—1. In better condition. 2. They do.

Hollins, Ala.—1. Better. 2. Yes.

Charlton, Ala.—1. Farmers owe about 25 per cent. less than same date last year and the same date two years ago. 2. Last year there was about 4000 bushels corn and 20,000 pounds of meat shipped to this point; this year no corn and not over 10,000 pounds of meat; from reports, there will be no corn and but little meat shipped here next year.

Ozark, Ala.—1. Better than have been for three years. 2. Yes; raised last year almost enough meat, syrup, potatoes and corn for home consumption.

Brantley, Ala.—1. Their financial standing better now than has been in three years; most all have paid out of debt with cotton at present prices. 2. Many farmers here have dropped half cotton crop, and are raising corn, potatoes, peas, etc.

Pike Road, Ala.—1. Farmers in better condition than have been for years. 2. Yes; one-third more foodstuff than formerly.

La Fayette, Ala.—1. There is perhaps a slight improvement, with still better prospects; great economy is being used. 2. There is a large increase in the amount of subsistence raised by our farmers.

Dadeville, Ala.—1. Somewhat better; farmers owe less and pay better than for some years previous. 2. Yes; they buy less meat, corn, oats and hay than heretofore.

Columbia, Ala.—1. Twenty-five per cent. better off than have been for past three years. 2. Considerably more.

Lyons, Ga.—1. Present condition is greatly improved from last two years, but not as good compared with five years ago. 2. Raise more corn and hogs; can't give any figures.

Goshen, Ala.—1. Some better than the past two years; the farmers will not have to buy very much meat or corn in this community next year. 2. Yes; an increase of corn one-third; the ground peas and field peas crop has a little more than doubled the past two or three years.

Ft. Mitchell, Ala.—1. Much improved. 2. They have raised 25 per cent. more corn and 20 per cent. more meat than usual.

Hurtsboro, Ala.—1. Twenty-five to forty per cent. better off financially as compared with their condition three years ago. 2. Yes; such as corn, peas, potatoes, rice, sugar, cattle, swine, sheep, chickens, eggs and goats.

Childersburg, Ala.—1. Fifty per cent. better condition, have paid all debts contracted this year and are paying old accounts brought over from 1893 and 1894. 2. Yes; cannot give figures, but will say the majority have enough to do them next year.

Batesville, Ala.—1. Much better. 2. Yes; corn, 30 per cent. more; meat, 50 per cent. more.

Opelika, Ala.—1. Better than for past five years. 2. This year very full crops of corn and peas; about two-thirds of a cotton crop this year.

Goodwater, Ala.—1. The farmers in this locality are in much better condition than they have been for several years; most of them are out of debt. 2. In the years 1894-93 shipments of corn to this place was very heavy; 1895, none at all; in same proportion in regard to meats.

Troy, Ala.—1. Very good; much better than for several years. 2. Yes; mostly peas, hay, oats, corn and

ground peas; can't give figures.

Yongesboro, Ala.—1. Farmers, as a rule, have paid their debts and have plenty of supplies for one year, something never before known here. 2. It seems that they have for the past year; can't give any figures.

Hatchechubbee, Ala.—1. Better than past few years. 2. They are.

Stroud, Ala.—1. Better. 2. Yes.

Kellyton, Ala.—1. Better condition than for several years. 2. More bread, meat, sorghum and sugar-cane raised than for years.

Sylacauga, Ala.—1. Twenty per cent. better. 2. More than previous years.

Suspension, Ala.—1. Better; they are generally out of debt. 2. Yes; they raise more corn and meat by 50 per cent.

Midway, Ala.—1. Financial condition much better. 2. Enough foodstuff raised for home consumption.

Searight, Ala.—1. More favorable than for years past. 2. In my opinion about 25 per cent. more.

Elamville, Ala.—1. Better than ever known. 2. One-quarter more corn than ever before, and more hogs by one-half; cane and potatoes, average.

Seale, Ala.—1. Good; they are in great deal better fix than for several years. 2. They raise more; corn crop is large and country is full of hogs; they have come to the conclusion that they must raise everything they can to live on at home.

From Stations on

GEORGIA RAILROAD

in Georgia, through A. G. Jackson, General Passenger and Freight Agent, Augusta, Ga.

Almon, Ga.—1. Very good. 2. Yes.

Bairdstown, Ga.—1. Better than for several years. 2. Twice as much.

Belair, Ga.—1. Fifty per cent better than last year. 2. Yes.

Berzelia, Ga.—1. Much better than last year. 2. Yes.

Bethlehem, Ga.—1. Good. 2. Much more.

Carrs, Ga.—1. Fair. 2. Yes.

Clarkston, Ga.—1. Good. 2. Yes.

Conyers, Ga.—1. Very good; much better than usual. 2. They are.

Crawford, Ga.—1. Better than for ten years. 2. Yes.

Crawfordville, Ga.—1. Good. 2. Yes.

Dearing, Ga.—1. Good. 2. Yes.

Devereux, Ga.—1. Better than last season. 2. They are.

Dunlap, Ga.—1. Very good; out of debt and making money. 2. Decidedly more.

Gainesville, Ga.—1. Unusually good. 2. Decidedly more.

Greensboro, Ga.—1. Out of debt; better than for five years. 2. Thirty per cent. more.

Harlem, Ga.—1. Recovering from last year. 2. Small percentage more.

Hoschton, Ga.—1. Very good, considering recent hard times. 2. Yes.

James, Ga.—1. Better than for four years. 2. Yes.

Jefferson, Ga.—1. Better than since 1888. 2. Yes; more corn, hay and meat.

Lithonia, Ga.—1. Better than since the war. 2. Yes.

Maxeys, Ga.—1. Better than for five years. 2. Yes.

Mayfield, Ga.—1. Some improvement. 2. Yes.

Mesena, Ga.—1. Better than for several years. 2. Yes.

Pendergras, Ga.—1. Generally good. 2. Yes.

Social Circle, Ga.—1. Very good; 25 per cent. better than last year. 2. Yes.

Thomson, Ga.—1. Better than for several years. 2. A great deal more.

Warrenton, Ga.—1. Good; best in years. 2. Almost twice as much.

Winterville, Ga.—1. Better than for three years. 2. Yes.

From Stations on the

ST. LOUIS SOUTHWESTERN RAILWAY
in Arkansas, Louisiana and Texas, through
E. W. LaBeaume, General Passenger
Agent, St. Louis, Mo.

Waldo, Ark.—1. Generally very good; much better than for several years; farming interest shows general activity. 2. Yes; largely so; corn,

oats, rye, stock and vegetables, peas, Irish and sweet potatoes, timothy, millet and garden truck in abundance; fruits of all kinds.

Gilkeson, Ark.—1. Better than since 1882; they are generally out of debt. 2. Yes; cotton, corn, clover hay, timothy hay, potatoes, sorghum, fruits.

Ellison, Ark.—1. Better than for a number of years. 2. They are.

Thornton, Ark.—1. Not very good. 2. Yes; much more.

Cotton Belt, Ark.—1. Having had good crops and fairly good prices for products, are in good condition. 2. Yes; raising all they consume and some for export; corn, oats, sugarcane and vegetables.

Rison, Ark.—1. As a rule, good. 2. Yes; corn, sweet and Irish potatoes, oats, rye, etc.; a few raise fine clover and timothy crops, but a great many have not commenced yet.

Sherrill, Ark.—1. Very good. 2. Yes.

Milner, Ark.—1. Much better condition than for years; plenty of corn and reasonably plenty of hogs for home consumption. 2. Yes; corn, ribbon cane and sorghum, molasses, sweet and Irish potatoes, and less cotton than usual.

Keo, Ark.—1. Fairly good. 2. Yes.

Ulm, Ark.—1. Moderate circumstances; fairly prosperous and not much in debt. 2. Yes; corn, oats, plenty all kinds of potatoes and vegetables; 1895 corn crop good.

Midway, Ark.—1. Better than has been for years; most of them are in easy circumstances. 2. Yes; considerably more; 25 per cent.

Fordyce, Ark.—1. Good; merchants advise that they owe but little, and majority will have surplus money. 2. Yes; corn, oats and potatoes are attracting much more attention than heretofore.

Tucker, Ark.—1. Some better than last year this season. 2. Yes.

England, Ark.—1. Very good. 2. Yes; mostly in hogs and corn.

Brinkley, Ark.—1. Better than for several years past. 2. Yes; great deal more.

Goldman, Ark.—1. Good. 2. Yes;

corn, peas, oats, potatoes and hay.

Buckner, Ark.—1. Better than former years, since they have to a great extent adopted the cash system. 2. Yes; for the past two years at least.

Camden, Ark.—1. More favorable than for years. 2. Yes; cotton, corn, oats, potatoes, peas, sorghum, sweet potatoes.

Genoa, Ark.—1. As a general thing very good. Some of the colored folks are just starting to farm. 2. Yes; less cotton, more corn, oats and fruit, and their own meat.

Piggott, Ark.—Good; they report better times now than for several years. 2. Yes; all kinds of grain.

Little Bay, Ark.—1. Fair. 2. Little more corn than usual; more garden truck than formerly.

Lewisville, Ark.—1. Majority of the farmers are in better condition, financially, than they have been for several years. 2. Yes; corn, sweet and Irish potatoes, oats and sorghum.

Stuttgart, Ark.—1. They are in good shape, and meet their obligations promptly. 2. Yes; corn, oats, sorghum, potatoes and millet.

Wabasseca, Ark.—1. In very good condition. 2. Yes; potatoes, corn, molasses, stock and fruit.

Eagle Mills, Ark.—1. Very fair. 2. Yes.

Clarendon, Ark.—1. Good; never better. 2. They are.

Jonesboro, Ark.—1. Good, taking them as a whole. 2. They are; wheat, corn, oats, potatoes and an abundance of fruit and vegetables.

Toltec, Ark.—1. Generally solvent, but there has been very little money made during the past few years in the business. 2. Yes.

Greenway, Ark.—1. Very good; no mortgages; generally in good circumstances. 2. Yes; more than any previous year to my knowing; corn, oats, hay, wheat

Bearden, Ark.—1. Fair only. 2. Yes; some more.

Arkana, La.—1. Good. 2. Yes.

Hughes, La.—1. Better than for years; while they have no actual cash, they are in shape to live at home. 2. cane, oats and fruit.

Yes; at least one-third more than usual.

Shreveport, La.—1. Farmers are in better condition now than at any time in the past twenty-five years. 2. Yes; corn, hay, vegetables for the Northern markets, and feeding cattle, instead of cotton, as in past years.

Alden Bridge, La.—1. Very Good. 2. Yes; devoting more time to grain and stock of all kinds.

Plano, Texas.—1. The condition of those who own land is good; nearly all of them have money in bank. 2. Yes; cotton acreage last season reduced about 30 per cent., and acreage in cereals correspondingly increased.

Greenville, Texas.—1. I learn from bank people and merchants that it is unusually good. 2. On account of low price cotton last season, foodstuff crops are very much increased; corn, oats, wheat, sugar-cane, hay, melons and many cereals.

Hillsboro, Texas.—1. Exceedingly good in general; most farmers here are well-to-do. 2. Yes.

Waters, Texas.—1. Good. 2. Yes.

Big Sandy, Texas.—1. Good; better than it has ever been. 2. Yes; have corn and hogs to sell, where heretofore they have bought.

Fairlie, Texas.—1. Very good; some better than last year. 2. I have talked with the leading farmers in this section, and they are raising more food than ever before; corn, wheat, oats, sorghum, hogs and cattle.

Ridgeway, Texas.—1. Very good. 2. Yes; corn, oats, hay, potatoes, onions, sorghum, barley and great deal of stock-raising.

Leon Junction, Texas.—1. Somewhat improved from last year. 2. Yes.

Lavon, Texas.—1. Very good; plenty of produce on hand and some money. 2. Yes; nearly twice as much as any in the last ten years.

Bettie, Texas.—1. Moderately good; a great improvement on last year. 2. About the same.

Wylie, Texas.—1. Most of them are in very fair condition. 2. Yes.

Craft, Texas.—1. All right. 2. They are this year; corn, potatoes,

Mt. Silman Station, Texas.—1. Very good; better than for number of years. 2. Yes; raising corn and potatoes and fruits more extensively than heretofore.

Naples, Texas.—1. Very good; all making good living, and some have money ahead. 2. Yes, sir; nearly all raising their meat and bread; cutting off cotton and raising more stock and home supplies.

Malakoff, Texas.—1. Good; better than I have any knowledge of for fifteen years. 2. Yes; especially hogs and corn.

Corley, Texas.—1. The financial condition much better than formerly. 2. Yes; corn, potatoes, peas, oats, sugar-cane, peaches, apples, grapes and all other fruits.

Tom Bean, Texas.—1. Fair, generally speaking. 2. Yes; less cotton and more corn, wheat and oats and stock.

Randolph, Texas.—1. Very fair. 2. Yes; have about doubled in corn, wheat and oats.

McGregor, Texas.—1. Good; about on cash basis. 2. Yes; less cotton and more grain, meat and garden truck.

Flint, Texas.—1. Farmers are behind, but are in some better condition than formerly. 2. Yes; some more.

Wells, Texas.—1. Fairly good. 2. Yes; a great deal more; less cotton and more corn and hogs; considerable fruit.

Omaha, Texas.—1. Very good. 2. Yes.

Winona, Texas.—1. Good; very few farmers have to mortgage to secure supplies. 2. An abundant crop of corn was raised; other products proportionately.

Greenville, Texas.—1. Very good. 2. Yes; meat, breadstuffs, vegetables and fruit.

Mt. Pleasant, Texas.—1. Fairly well-to-do; not many in debt. 2. Yes; corn, sugar-cane and potatoes are getting to be general crops.

Bailey, Texas.—1. Very good. 2. They are.

Dawson, Texas.—1. Very good. 2. Yes.

Corsicana, Texas.—1. Good; a great number are depositors in our banks. 2. Yes; in past three or four years raising potatoes, beans, onions, etc., for use and market.

Ft. Worth, Texas.—1. Good; better than usual. 2. Very much more, especially hogs. A great effort is being made in this county to make it self-sustaining, with its wheat, corn, oats, hay, cattle, cotton, fruits and vegetables.

Barry, Texas.—1. Very good. 2. Yes.

Athens, Texas.—1. Better than it has been in ten years. 2. Yes; they are raising hogs, corn and plenty of feedstuff.

Luella, Texas.—1. Mostly good. 2. Yes.

Sulphur Springs, Texas.—1. Very good; better than before for last ten years. 2. Yes; 300 per cent. more. Making cotton secondary production and paying more attention to feedstuff and hogs.

Wolfe City, Texas.—1. Very good; over an average. 2. Yes; decidedly more.

Alto, Texas.—1. About an average. 2. Yes.

Powell, Texas.—1. The farmers in this country are in good condition financially. 2. Yes; corn, oats, wheat, hay, and raising stock.

Jacksonville, Texas.—1. Good; most of them own homes and out of debt. 2. Yes; 30 per cent. more than former years, on account of low price for cotton. Raising more hogs, corn, sugar-cane, fruit and vegetables.

Sherman, Texas.—Very good; very few farms mortgaged in this county. 2. They are.

Commerce, Texas.—Better than for some years past. 2. Decidedly more.

and while not having raised all their meat for the ensuing year, they have turned their attention to this and improving their stock.

Benton, Miss.—1. In good shape. 2. Great deal more corn planted than formerly; less cotton and more potatoes, etc.; a great many of our farmers will almost raise meat enough to supply them.

Lulu, Miss.—1. Exceedingly good; far better than for several years. 2. Crops are being diversified to the extent of raising nearly everything needed at home.

McComb City, Miss.—1. Very prosperous; more this year than for a number of years past. 2. From year to year they have been working out of all cotton system, until they raise most that is needed for food, except wheat; principally corn, hay, rice, sweet potatoes and vegetables.

Canton, Miss.—1. Never better. 2. Larger acreage this year of corn, potatoes and peas and the like than was ever before known; more trucking done than in former years.

Byram, Miss.—1. Better than for two or three years. 2. They are raising more corn, hogs, cattle, potatoes, sugar-cane, peas and all kinds of vegetables.

Centreville, Miss.—1. Fair. 2. Yes.

Crystal Springs, Miss.—1. Fair. 2. Yes; corn, cane, hay, cotton, potatoes and all kinds of vegetables and fruits.

Como, Miss.—1. Better than for fifteen years; farmers all will have money. 2. Yes.

Robinsonville, Miss.—1. In good shape. 2. Yes; are raising more foodstuffs than formerly.

Cleveland, Miss.—1. Better than it has been for a good many years; most of them have paid up their debts and have a surplus on hand. 2. Yes; have raised corn and other foodstuffs sufficient to run them another season.

Vicksburg, Miss.—1 and 2. The farmer in this section of the South has raised his own corn and meat this season and a great many cattle, and will have both corn and meat to sell; in addition to this, on account of the good price of cotton this season, it will be a

From Stations on the

ILLINOIS CENTRAL RAILROAD

in Mississippi, Louisiana and Tennessee,
through A. H. Hanson, General Passenger Agent, Chicago, Ill.

Osyka, Miss.—1. Better financial shape than in years. 2. Majority of the farmers have a surplus of corn,

very easy matter for them to start in a new year with money in bank and plenty of meat and corn stored away. There are farmers in this country at present that haven't had money for three years until this season, and on account of the good price of cotton they are all flush.

Holly Springs, Miss.—1. Better shape. 2. Yes.

Coldwater, Miss.—1. Better condition than for a long time; most of them are paying their store accounts and have money left to buy goods with. 2. Yes; more corn, peas, hogs, potatoes, etc., in this section this year than ever before since the war.

Bogue Chitto, Miss.—1. Considerably better than last year. 2. Raising a great deal more foodstuffs than last year; in fact, more than ever before.

Hazlehurst, Miss.—1. In better financial condition than they have ever been since the war; less in debt, and have more corn, meat, molasses, hay, peas, potatoes and rice of their own production on hand than they can consume the coming year. 2. Yes.

Calhoun, Miss.—1. Greatly improved. 2. Yes; such as corn, oats, hay, peas, potatoes, sorghum, rice and Louisiana cane, as well as fruits and vegetables for Northern and Western markets, and most all are raising their own horses.

Hamburg, Miss.—1. Better this season than for the past six or eight years. 2. Are bountifully supplied with all food crops, such as corn, peas, potatoes, peanuts, molasses, and have plenty of hogs, as a general rule, to make a twelve months' supply of pork; heretofore cotton has been planted almost exclusively, but this year, owing to the low price of cotton, they planted more food crops; many are beginning young pear, peach and apple orchards.

West, Miss.—1. Much improved in the last few years; most of the farmers are out of debt and are making an independent living at home. 2. There is now a surplus of foodstuff raised here, such as corn, oats, hay, peas, potatoes and molasses; there is almost enough meat raised for home consumption, and will be in a year or two

more, as farmers are turning their attention more every year to raising hogs; farmers are also raising their own horses and mules and a large surplus of cattle.

Jackson, Miss.—1. Without doubt, in better condition than since the war.

2. Nearly double the food crops have been raised this year, and there is a large surplus of corn and hay.

Lake View, Miss.—1. Good. 2. Raising more foodstuff than formerly.

Tougaloo, Miss.—1. Much better than for several years. 2. Decidedly more than any time since the war.

Eden, Miss.—1. Decidedly improved, and small farmers particularly are in better shape than for many years. 2. Our people are living almost entirely at home.

Hays, Miss.—1. Three-fourths of farmers in this vicinity own their own farms, free from incumbrances, and have money besides. 2. A great deal more foodstuff raised than formerly, some farmers supplying themselves entirely with meat.

Magnolia, Miss.—1. Financial condition of our farmers A1; they are trying to do business on a cash basis. 2. Three-fourths of them are raising their own corn and bacon, molasses—that is, the white farmers; are paying more attention to farm products, increasing food crops and less cotton.

Merigold, Miss.—1. Better than for several years. 2. Raising at home corn, potatoes and fruits.

Grenada, Miss.—1. Farmers in better financial condition than for years. 2. There is a greater product of foodstuffs than ever before.

Ways Bluff, Miss.—1. More prosperous condition than for a number of years. 2. Raising more of what they consume at home, such as molasses, potatoes, corn, upland rice and more hogs; every farmer has well-filled barns of corn and hay, and all have hogs to supply them and their tenants with meat another year.

Gloster, Miss.—1. Far better condition financially than for many years past. 2. Have devoted a good portion of their lands to producing food crops, such as corn, potatoes, rice,

syrup, etc.; more attention to cattle and hog raising than ever before.

Osborn, Miss.—1. Farmers, as a class, have improved very much financially in the past three years. 2. They are raising more foodstuff than ever; they are planting more grain, and raising and shipping vegetables to Northern markets.

Yazoo City, Miss.—1. Comparatively independent, few old debts remaining. 2. Unquestionably, yes; not one bushel of foreign corn has been sold to our farmers this year, where two and three years ago Yazoo City dealers alone sold an average of two cars per day for several months in the year. Meal and meat shipments have dropped off fully one-half, and no hay at all is shipped here from other points; not for ten years or longer have our farmers had such an abundance of all kinds of foodstuffs, such as corn, meat, hay, oats, molasses, peas, potatoes (sweet and Irish), etc.

Flora, Miss.—1. Prosperous. 2. Are raising their own meat, corn, peas, potatoes; the farmers here have money to buy supplies, and mortgages, etc., are seldom heard of.

Port Giles, Miss.—1. More solid basis financially than for several years past; the present crop of cotton was made very cheaply. 2. A larger acreage was devoted to corn than for probably thirty years, and the county will buy little or no Western corn next year; considerable attention given this season to raising sorghum, sugar-cane, rice and hogs.

Senatobia, Miss.—1. General prosperity seems to pervade this entire community; every farmer of whatever class has an abundant supply of everything that can be raised on a farm. 2. There have been more hogs, corn, sorghum, peas, pumpkins, hay and potatoes raised in this section in the last two years.

Ponchatoula, La.—1. Very good. 2. Raising liberal quantity foodstuff for home consumption, and fruits and vegetables for Northern markets.

Arcola, La.—1. Very fair; none of them are wealthy, but their places are mostly paid for and they make a very

comfortable living and pay their way. 2. Are raising more foodstuffs than formerly, such as corn, oats and a good deal of garden truck for early shipments to Northern markets; I judge that there is from 50 to 75 per cent. more of these stuffs raised than formerly and a corresponding decrease in the raising of cotton.

Slaughter, La.—1. Better than for years. 2. Farmers have lived more at home and raised more foodstuff than usual, and raised it cheaper than they have ever before.

Clinton, La.—1. Good; will, as a general thing, pay their debts this year and some will have money left. 2. Larger corn and pea crop than for years; hogs are coming in for attention; several in this vicinity are going to raise for market; large potato crop planted.

Roseland, La.—1. Good; but few have mortgaged property. 2. Never before raised as much corn and general products; also Irish and sweet potatoes, hay, sugar-cane, fruits.

Lindsay, La.—More corn, peas and other feedstuffs raised here than ever before.

Greenfield, Tenn.—1. In very good financial condition. 2. Raising a great deal more of foodstuffs than in former years; our farmers are taking up truck farming to a great extent; strawberries, blackberries, grapes and fruits of all kinds are being looked after very closely and these crops are gaining each year.

Milan, Tenn.—1. Fair; much better than last year. 2. Yes; corn, wheat, fruits, Irish potatoes, sweet potatoes, peanuts, all kinds of vegetables; hogs, cattle, horses, mules and sheep are shipped out in large quantities.

Medon, Tenn.—1. At no period since the seventies has condition of the country been better than now. 2. The planter who has not corn, wheat, oats, hay, potatoes, cattle (beef and milk), mules and horses and cotton for sale is an exception.

Martin, Tenn.—1. Good. 2. More foodstuff raised than needed, except hay, which is very light crop.

From Stations on the**MOBILE & OHIO RAILROAD**

**in Alabama and Mississippi, through E.
E. Posey, General Passenger Agent,
Mobile, Ala.**

Aberdeen, Miss.—1. The financial condition of the farmers in Monroe county is better than at any time since the war; ninety-nine out of a hundred of them are out of debt; those who are embarrassed are held down by land debts, and as lands are rapidly advancing in value, all hope to be released by the sale of a portion of their holdings. Money is in every farmer's pocket, and the books of the merchants of Aberdeen show that collections have been easy and complete. 2. Every farmer has a surplus of grain, and there is not a small farmer who will not make a surplus of meat, while the larger farmers are becoming extensive hog growers; as to mules and horses, every planter or farmer boasts of from two to twenty colts, and exporting draft animals instead of importing (except for breeding purposes) will be the order of the day hereafter; diversification is general, and every farmer in the county is a hay-maker and the raiser of almost every crop, except wheat, that suits the climate.

Muldon, Miss.—1. All seem to be thriving. 2. Yes; more corn, potatoes, hay, etc.

Columbus, Miss.—1. Better than for years past. 2. Yes; they are diversifying their products more than ever before, raising large quantities of grain, hay, fruit and vegetables, and much attention is being given to cattle and hogs.

Corinth, Miss.—1. Better than it has been for years. 2. Yes; are raising at least 50 per cent. more foodstuffs than formerly.

Egypt, Miss.—1. Better than any year since the war, and they have surplus money and are less in debt than ever before. 2. More than double the amount of meat has been raised in this county than formerly, and the farmers are killing enough meat to do for the year and many will have meat to sell.

Mayhew, Miss.—1. Better financial

condition than for several years. 2. Farmers are raising more foodstuffs than formerly, and all of them make enough corn to run their farms, some making a surplus; this community will sell thousands of surplus bushels of corn and several thousands tons of surplus hay; most of the farmers will kill enough meat to supply their farms, and this is a big improvement on their former way of farming; there is a decided determination on the part of farmers to go into the stock-raising business and to raise their corn and meat.

Meridian, Miss.—1. Better than for some years. 2. Raising larger percentage of foodstuffs than they did formerly.

Macon, Miss.—1. Better than for a number of years past. 2. They are raising more foodstuffs than formerly.

Okolona, Miss.—1. Better. 2. Yes; a great deal more corn, hay, oats, etc., and the general business conditions are good.

Prairie, Miss.—The farmers in this community are in a better condition than they have been for a number of years; crops of all kinds are good. While the cotton crop is not quite as good as last year, the advance in the price of it gives the farmer more money than last year. The corn crop was never better. The general business conditions of all kinds are good. The people seem to have more money than they have had for a long time.

Starkville, Miss.—1. Better. 2. They are raising more foodstuffs than formerly; corn, hay, sorghum, potatoes and sugar-cane.

Shannon, Miss.—1. The financial condition of the farmers is very good; nearly all of them have money to their credit. 2. A great deal more foodstuffs have been raised this year than ever before, there being more cotton, corn, hay, potatoes, vegetables and stock. The business conditions are good, as money matters are easy; there is an extra large corn crop in this section, and a great many farmers are raising hogs for the market, something that was unknown in the past.

West Point, Miss.—1. The financial

condition of the farmer is better than it has been since the war. 2. The farmers are raising more than double the foodstuffs they formerly raised; they are diversifying their products to a great extent, and while the predominant crops are cotton and corn, yet hogs and cattle are being raised in great numbers, and grains, grasses and vegetables are grown in abundance.

Falcon, Tenn.—1. Farmers are nearer out of debt than at any previous time during the past five years and are consequently in a much better financial condition. 2. Fruits, vegetables, wheat, oats, etc., being cultivated on a larger scale than formerly.

Jackson, Tenn.—1. Better than for years; good cotton and corn crops, and the high price cotton is bringing, makes the general business conditions splendid. 2. Yes.

Ramer, Tenn.—1. Good; better than for several years. 2. Raising more foodstuffs and have a surplus of same; the diversification of crops is general, the predominant crops being cotton, corn, wheat, oats, peas, potatoes, sorghum, clover and all kinds of grasses; there is a large surplus of corn over the amount it will require for home consumption; the general business condition of the country is good, and money is easy on security.

Rives, Tenn.—1. The farmer is in a good financial condition; there are no mortgages in the vicinity of Rives. 2. The farmers are raising more foodstuffs than formerly.

Union City, Tenn.—1. The farmers are in a very good financial condition. 2. There is more acreage in foodstuffs than there has been for the past five years. Our farmers do not confine themselves to any special product.

Beaver Meadow, Ala.—1. Very good; better than that of last year. 2. More foodstuffs are raised than usual for home consumption.

Deer Park, Ala.—1. Fair. 2. They are raising much more foodstuffs than formerly; vegetables of all kinds are the principal crop, and the general business conditions are good.

Moscow, Ky.—1. Very good. 2. Yes; wheat, corn, clover and Irish po-

tatoes, sweet potatoes, sorghum, etc., is being raised.

From Stations on the

TEXAS & PACIFIC RAILROAD

in Louisiana and Texas, through Gaston Meslier, General Passenger Agent, Dallas, Texas.

Mesquite, Texas—1. The best I have ever known. 2. Yes; raising more hogs and corn and less cotton.

Wills Point, Texas—1. Very good. 2. Yes; raising considerable more corn; less cotton; no wheat raised here.

Grand Prairie, Texas—1. Better financial condition than in several years, owe less and have more foodstuff at home. 2. Yes; more corn, wheat and hogs.

Colorado, Texas—1. Better than ever before. 2. Yes; sweet potatoes, sorghum, milo maize, Johnson grass and cow peas.

Merkel, Texas—1. Better than for years. 2. No, except hogs, if that comes within meaning of your question.

Queen City, Texas—1. Will hardly pay the year's expenses. 2. No; sticking to cotton; a few improving their hogs.

Terrell, Texas—1. Very good. 2. Yes; more meat and breadstuff and less cotton.

Handley, Texas—1. Fair; harvested splendid crop of corn and about half-crop of cotton. 2. Raise sufficient corn, oats and hay for domestic use; purchase breadstuff; cotton commercial crop.

Edgewood, Texas—1. Good. 2. Yes; corn, sugar-cane, oats, potatoes and fruits.

Forney, Texas—1. In better shape than for years; more economical and saving. 2. Yes; one-third more.

Denton, Texas—1. Better than has ever been. 2. They are.

Thurber, Texas—1. Fair. 2. Raising more corn.

Elmo, Texas—1. Moderate. 2. Yes.

Clarksville, Texas—1. Fairly good. 2. A marked change is noticeable, especially in hogs.

Longview Junction, Texas—1. In a

better financial condition than at any time for past five years. 2. To a decided extent; corn, oats, fruits and sorghum-cane.

Marshall, Texas—I. Better than at any time since the war and improving every year. 2. Yes; more corn, potatoes, onions, sorghum and ribbon-cane, fruits, vegetables and fine stock.

Marienfeld, Texas—I. Very fair condition. 2. No wheat, corn or oats raised; plenty of garden truck; also peaches, grapes and onions and small fruits.

Sweetwater, Texas—I. Generally better than for past two or three years. 2. Yes; more corn and sorghum, milo maize or Egyptian corn, but less wheat this year than usual.

Brookston, Texas—I. Fairly good. 2. No.

Sherman, Texas—I. Very good, considering low prices paid for their products. 2. They are; more wheat was sown this fall than for several years, and all cereals, especially corn, were raised in abundance this year.

Grand Saline, Texas—I. Very good. 2. Yes.

Jonesville, Texas—I. Most of them are out of debt and have enough corn and meat to last them six months. 2. Yes.

Aubrey, Texas—I. Very good; merchants say they are all paying up better this year than last. 2. Yes.

Annona, Texas—I. Very good. 2. Yes, by 50 per cent., raising more corn, oats, sorghum and hogs than for six years past.

Longview, Texas—I. Farmers are financially in better condition than last year. 2. Yes; are turning their attention to raising grain and stock, instead of all cotton.

Washam, Texas—I. Better than for several years. 2. Raised more than for the last ten years.

Hawkins, Texas—I. Better than it has been for ten years, from what I learn. 2. Yes.

Odessa, Texas—I. Financial condition of our settlers is good. 2. No breadstuffs raised here; fruits and vegetables do well, and more being raised each year.

Shreveport, La.—I. Best that has prevailed in past fifteen or twenty years. 2. Yes; more corn and pork, etc.

Pelican, La.—I. Very good; better than for years. 2. Great deal more corn, sweet potatoes, sorghum cane peas, etc.

Moreland, La.—I. Fair. 2. No; chief crops cotton, corn and cane.

Waggaman, La.—I. Good. 2. About the same.

Boyce, La.—I. Tolerably good. 2. Yes.

Provencal, La.—I. Good. 2. Yes; more corn and hogs and less cotton.

Lena, La.—I. Are more self-supporting; fewer debts contracted. 2. Yes; they are generally self-sustaining; corn and potatoes means meat—fat cows and hogs.

Melville, La.—I. Easy. 2. A little more.

St. John, La.—I. All in good condition financially. 2. No.

Sodus, La.—I. Better than for years. 2. Yes.

Marthaville, La.—I. In better condition than they have been for five years. 2. Yes; corn, rice, cane, potatoes, oats and vegetables generally; also hogs.

Gloster, La.—I. Very good. 2. Yes.

From Stations on the

SOUTHERN RAILWAY,

Through M. V. Richards, Land and Immigration Agent, Washington, D. C.

Charlottesville, Va.—The financial condition of our farmers is good, as a rule. They own their farms and stock free of mortgage. There has been an increase in the main products of the farm over some years ago, notably in hay. Corn, wheat, oats, potatoes, tobacco, hay, apples, peaches, plums, pears and grapes are generally produced, and cattle, hogs and sheep are universally raised. Horses are not being largely bred, and there is much less wheat and tobacco grown than formerly.

Chase City, Va.—The financial condition of the farmers is very much improved in the last year or two. The

tobacco crop has been reduced, and farmers have turned their attention to raising their own supplies, and many farmers who a few years ago were buying their own supplies are now selling. More attention is being paid to raising grass and stock, as well as fruits and vegetables, and the farmers are in better spirits. Tobacco, both bright and shipping, corn, wheat, oats, rye and grass are the principal crops in this section. Apples, pears, plums, quinces, cherries, figs, apricots and grapes, and table vegetables and berries of all kinds, can be raised without trouble.

Durham, N.C.—The farmers of this section are much better off financially than they have been for years. They are now diversifying their crops and growing their own hay and forage and grain; in fact, all of their bread-stuffs and meats. This leaves them their moneyed crops of tobacco and cotton net profit to them. We find that they have more ready money this season than they have had for years, as they have to pay out nothing for supplies. Until they adopted the plan of diversified farming, raising all they need on their farms and something to spare, they were always largely in debt, and it took the larger part of their moneyed crops to pay their debts.

West Point, Va.—Many of our farmers are raising more and more truck and vegetables every year, especially of the following varieties: Peas, green corn, tomatoes, onions, melons, cantaleupes, potatoes and cabbage. Corn and wheat are raised but little except for home consumption. Our people are also giving more attention to stock, especially hogs. They are also raising fowls, which are very profitable. The people along the rivers are all in very thrifty circumstances. I am pleased to say a very small per cent. of our farmers are carrying any mortgages on their farms.

Meridian, Miss.—The farmers of this section are in a much better financial condition, as a rule, this year

than they have been for eight or nine years. They have learned that low-price cotton will not justify them in buying their food supplies from the West, and for the past two years have raised all the corn, meat, potatoes, molasses and rice that their families can consume, and in many instances have had the above-named products to sell. This policy made the cotton crop a surplus crop, with the result that for the first time in many years our farmers carry home with them money to be laid up for a rainy day. We were fortunate enough to have a large crop of peaches during the last summer, which put a great deal of money in circulation during the dull season. Our people generally are greatly encouraged.

West Point, Miss.—Five years ago our people bought from the North almost every pound of hay, much of the corn and most of the meat that was used. For two years or more they have been shipping out corn and hay, in considerable quantities, too, and they have sent to market more meat than they have brought into the county. They are beginning to fence off pasture lots, take an interest in improved stock and the crops suitable to stock farming. The result is, our crops are now becoming much more diversified. The consequence is, our farmers buy little food for man or beast, and are in much better circumstances financially, more so this year than last, and more so last year than the year before. Many of them now carry a bank account the year round, while formerly they had money only about the time cotton was sold. Their lands are advancing in price because of the Northern immigration. But cotton is yet the principal crop. The present indications are that ten years hence cotton will take second place to grass and corn, and that this will have become a fine stock country.

Tallapoosa, Ga.—The farmers of this section have improved their condition materially during the last two

years by putting under cultivation hundreds of acres of new land, by going into diversified farming more extensively than heretofore, by taking up, foddering and pasturing their stock, which in itself has been greatly improved in grade, until now the razor-back has been largely displaced by finer grades, such as the Berkshire, the black Poland China, Cheshire, etc. As a result of these changes, the financial condition of our farmers has been greatly benefited, as evidenced by the general improvement about their premises and the amount of trading done by them in town, and more particularly by the gradual disappearance of farm property advertised for sale under mortgages, liens, etc. But the greatest boon of all to the farmer of this section will result from the introduction a few years since of fruit culture, and more particularly grape culture, which is now carried on quite extensively.

Columbus, Miss. — The general financial condition of the farmers of this section of East Mississippi is better, by far, than it has been in many years. The low price of cotton for several years past, which seemed to cast such a gloom over the entire South, has, in my opinion, been one of the greatest blessings God has ever bestowed upon this people. Our farmers had gotten to the point where they raised cotton exclusively, and depended upon that for money to buy corn, meal, meat, molasses and all the other necessities. The consequence was they got deeper in debt every year, and they were forced to make a change; hence, they began to diversify their crops, and make their living at home. With this new order of business they have made a wonderful advance, and today their condition is better than for a long time. Not very many years ago it was no uncommon thing for several hundred carloads of corn, hay and meat to be received at this place from the North and West, but that is a thing of the past; our farmers now

have such stuff for shipment themselves, and they have realized that there is money in it, and that their lands will make as fine hay, corn, etc., as any country in the Union, if properly cultivated.

Gadsden, Ala. — The farmers in this locality are in much better circumstances than in recent years. While the price of cotton has been very low for the past two years, yet they have liquidated considerable indebtedness by the diversification of crops, raising more food stuff. Cotton has ceased to be king in Etowah county, and is being resigned to the surplus crop, which is its proper place in this section of the South, where cereals, fruits and vegetables are so easily and profitably grown. There has been more diversification of the crops than we have known during our residence of about fifteen years. Our native farmers are fast catching on to the methods practiced by the more thrifty and industrious farmers of the North, some of whom have recently located in this county, and we are pleased to state that the condition of this section has greatly improved.

Chattanooga, Tenn. — The financial condition of farmers in this section is good. As a rule, they are out of debt, their farms are unincumbered, and while they have little ready money, they have an abundance of supplies, and are putting what means they have into their business. They have not notably increased their production of food stuff within the last year or two, except only as new farmers have come in and applied new and better methods of farming. The increase over the production of five years ago is so great, however, as to be beyond calculation. Fruit-growing is becoming more general, and it is gratifying to know that farmers generally are planting orchards of carefully selected fruits. Within five miles of Chattanooga the farmers are diversifying their products to a great extent.

**From Stations on the
ARKANSAS & LOUISIANA RAILWAY,
through C. E. Radcliffe, Auditor,
Washington, Ark.**

Nashville, Ark.—There has been a greater diversity of crops this year, which accounts for the decreased acreage in cotton. More foodstuffs are grown than formerly. The farmers are nearer out of debt than for years previous. Not more than one in four bought goods on credit, whereas ten years ago three-fourths of them were buying goods on credit.

Ozan, Ark.—I think the farmers in this section are in better shape than they have been for years. Everyone seems to have some ready cash, and are in good spirits over the future prospects. They are using much care and judgment in buying goods; not near so extravagant as in the past. They all seem to be striving to get on a cash basis, and not be tied up by mortgages in the credit business. Every farmer is striving to raise his meat and other stuff that they have bought in the past. Nearly all farmers have in store a good lot of fine hay, which has never been the case heretofore.

Washington, Ark.—The present financial condition of farmers in this locality is much better than has been. They are raising more foodstuffs than formerly, such as hay, wheat and all kinds of truck patches; taking more interest in stock of all kinds; in fact, a large number are raising everything needed to live on at home. Cotton is, or has been, the predominant crop; corn next; also plenty of sugar cane raised to supply the surrounding country.

**From Stations on the
FLORIDA EAST COAST RAILWAY,
through J. E. Ingraham, Land Commissioner, St. Augustine, Fla.**

West Palm Beach, Fla.—In this neighborhood very little general farming is done, pineapple culture being the chief industry, and the outlook for next season's crop is exceedingly gratifying; it will be the largest

ever grown here, but I have not exact data on the subject. The conditions of the growers is excellent; I think none are suffering for want of anything. At the south end of Lake Worth a large area is being devoted to vegetables for Northern market and home consumption; otherwise, I do not know that foodstuffs are receiving more attention than usual. I think more attention is being given to vegetables for market, and that later on field crops will be put in for home use. Tomatoes, Irish potatoes, egg-plants, cucumbers, beets, cauliflower, cabbages and nearly all vegetables common to the whole country are grown. Also considerable attention is being given to lemon, orange and grape fruit culture. Bananas will also be largely planted in a short time. Business of all kinds is good, both on land and water; money is reasonably plentiful; there are no vacant houses; many are living in tents until they can get time to construct something more substantial; merchants and lumbermen are doing a driving business, and many prospectors are in the country looking for land.

White City, Fla.—In our section we have both "farmers" and "fruit-growers." In many instances both callings are united in the same individual. Our agricultural classes are in a very comfortable condition. They are well housed, well fed and cheerful. Ample provision is made for their social and moral needs and the education of their children. Some crop losses were sustained last winter, but recuperation has been so rapid that the past is forgotten. Until very recently the energy of our farming class was directed almost exclusively to fruit-growing. While the production of oranges, lemons, limes, pineapples, guavas, mangoes, bananas, etc., is still actively engaged in, the production of food supplies, such as Irish and sweet potatoes, beans, cabbage, lettuce, cauliflower, celery, onions, and the full list of vegetables, is receiving ten-fold its former attention. Our sources of milk and meat supply

are being rapidly extended, and will soon exclude the meat and milk can. This brings about a safer domestic condition, enabling our farmers to live more within themselves. It also calls into use and cultivation classes of land that were formerly unsought. Being now almost a year removed from the disastrous cold waves of last season, our business interests are rapidly improving.

East Palatka, Fla.—The freeze of last winter was a great drawback to the fruit-growers, but they are raising more foodstuffs now, and are in a very good condition. They raise early vegetables and sweet potatoes.

Eden, Fla.—A more healthy condition of the planters, fruit-growers and plantation hands cannot be found in any portion of the United States than can be found in Brevard county or along the line of the Indian river and through Vade county. There are a few that spend all they get every year, and always will, but the frugal ones have plenty of money, owe no man, live well, and are putting their plantations in such shape that their farms show very little effects of last winter's unprecedented blizzard.

Ormond, Fla.—General condition of farmers is improving, though since the freeze of last winter it has been a hard pull for them. They are raising more foodstuff by far than in former years. Among the crops being raised may be mentioned sweet and Irish potatoes, beans, onions, hay, melons and strawberries.

Titusville, Fla.—The general condition of the farmers in this locality is fair; they are raising more foodstuff than formerly, and are diversifying their products largely. The predominating crops are beans, tomatoes, corn, potatoes, sugar-cane.

Jensen, Fla.—General condition of farmers is prosperous. They are not raising more foodstuff than formerly in this section. The predominating crops are pineapples and early vegetables, beans, tomatoes, etc.

Orange City, Fla.—Farmers are generally in very comfortable condition, having raised much more food

and fodder this year than usual. Knowing last winter that there would be no revenue from oranges for several years to come, nearly all who had any chance made an effort to raise something for home consumption for man and beast, instead of shipping in nearly everything needed, as heretofore, and have succeeded in making a large amount of hay, corn, cow peas, Irish and sweet potatoes, garden truck, etc.

Lantana, Fla.—Truck farming season opened this year with more vigor and push than ever before. Those who were in it before are largely increasing their acreage. The crop will be more diversified this year. There will be more general market for truck grown, although the staple crops will be tomatoes and egg-plants.

From Stations on the

ATLANTA & WEST POINT ROAD and the WESTERN RAILWAY OF ALA.,

through John A. Gee, General Passenger Agent, Atlanta, Ga.

Auburn, Ala.—Financial condition of farmers in this locality much better than for several years past. They are raising foodstuffs to supply their wants, and occasionally some for sale—a great deal. More foodstuffs are being raised than formerly. The general business conditions are more encouraging than for years past.

Palmetto, Ga.—Condition of farmers through this section of Georgia (Campbell county) is much improved over former years. More than enough corn raised to supply demand, and great many farmers, and, in fact, most all of them, will raise about enough meat to do them. The corn crop has been largely increased this year; cotton acreage was reduced, and in its place corn, peas, sugar-cane and sweet potatoes were planted. Potato and sugar-cane crop were magnificent.

Leachapoka, Ala.—The financial condition of the farmer is very good, indeed. They have, of recent years, given more attention to raising foodstuffs; diversity of crops more gen-

eral than for years past, and the farmer is in a decidedly more prosperous condition. The chief products are cotton, corn, peas, potatoes, ribbon cane, rye, oats.

Selma, Ala.—The present financial condition of the farming interests has in a measure improved over that of the past two years, for the reason that, as a rule, the last two crops have been made at so much less cost than is usual, chiefly from sheer necessity, but largely because the farmers are disposed to be more economical. Their financial condition is better for another reason, that is patent to all observers, and that is because they have learned to live more within their means, and to produce all they can on their own premises. They are raising more breadstuffs, and are giving more attention to the stock business. In some cases other products are being tried, with a fair degree of success, such as tobacco and new variety of grasses. The general condition of business is better, but cannot be said to be as good as in former years. The debtor class is that which owes old claims that have been carried for a number of years, and who are not likely to come out.

West Point, Ga.—The financial status of the farmers of this splendid section of country is most exceptional. Nearly all of them have some money either laid by for future exigencies or invested in manufactures, city realty or in lands. They are paying greater attention than ever to the improvements of their farms, by terracing, under-drainage, adding home conveniences, comfortable tenant-houses, stables, etc. They are and have been paying more attention to the raising of foodstuff than ever known before. In conversation with the manager of a farm seven miles north of here today, I was informed that this year the farm had produced 2000 bushels of corn, 1000 bushels oats, peas and German millet, notwithstanding 200 bales cotton had been picked and sold, and the facts bear out his statement that nothing had been produced on the place for

thirty years except cotton—indeed, the corn to run the place this year had to be bought, at an unnecessary outlay of about \$500. The farmers are diversifying by alternately planting potatoes (yams), sugar-cane, sorghum, oats, rye, barley, corn, and uncrowning cotton as king. Though it is yet the most predominating crop we have, its days are fast being numbered as such.

East Point, Ga.—Condition of farmers around East Point is generally good financially. They are raising more foodstuffs than formerly. Their crops consist mainly of corn, grasses, fruit, grapes and little cotton; also, there is a lot of truck farming around this locality.

Opelika, Ala.—Present financial condition of farmers in this section better than for several years. They are raising more foodstuffs than formerly; are diversifying their products to a greater extent than ever before. Principal crops are cotton, corn, peas, oats, potatoes and cane.

Hagansville, Ga.—This section is in better condition than this time last year. The cotton crop will not exceed two-thirds against last year's, but prices have been so much better that the farmers have really got more money out of this year's crop. Farmers are in an excellent condition, a great deal more foodstuff having been made than heretofore. Corn crop was excellent. Potatoes, sugar-cane, peas, hay, etc., were also good.

From Stations on the

MISSOURI, KANSAS AND TEXAS RAILWAY

in Texas, through W. G. Crush, General Passenger Agent, Dallas, Texas.

Troy, Texas.—Farmers all have more money than they have had for years.

Reedville, Texas.—Financially this country is in good condition. Most of the people, renters included, have money ahead. Hardly a man can be found who is in debt. The country generally has made rapid improvement during last two years, principally in the way of better dwellings,

barns, and in the grading of public highways.

Eddy, Texas.—This part of the black-land country is very prosperous this year. Cotton made an average crop; corn very good, and oats fair yield. The greater portion of the people are getting in good shape financially.

Celesh, Texas.—The general condition of the country round here good; the farmers mostly out of debt and have some money left. While the cotton crop was short this year, cotton brought a good price. There was a very large corn crop this year. There was a great deal of new, improved farm machinery brought in this year. The people, as a general thing, in this district are contented and satisfied with their situation and surrounding.

Garland, Texas.—Farmers seem to be doing better than formerly, on account of raising their own bread and meat stuff at home.

Leonard, Texas.—This country is in good financial condition; two-thirds of the people own their homes; four-fifths of them are able and do pay their debts promptly; very few mortgages in force. On the whole, the country is in better financial condition than for years before.

Italy, Texas.—A good indication of the financial situation may be seen in the fact that during the recent hard times not a single failure occurred here. The farmers are, as a rule, out of debt.

Denton, Texas.—Our country is in the best condition of its history.

Hillsboro, Texas.—The community is generally in a prosperous condition, many of the farmers being out of debt, and business is fast getting down to a cash basis.

Pottsboro, Texas.—As a rule, farmers are well fixed financially.

Elgin, Texas.—Our farmers have realized their mistake in growing all cotton and no corn and hogs, and have concluded that they could supply themselves with more of the necessities of life at home; consequently, their cribs are overflowing

with corn, and nearly every tiller of the soil has plenty of meat to last the family many months. Information gathered from various sources show that this portion of Texas was never in a better condition financially. Merchants who have "carried" farmers for months, and even years, and had finally charged up some accounts to "profit and loss," have been asked to go back and "dig up" all old claims against them, and have received every penny due them.

New Ulm, Texas.—There are several large vineyards in this vicinity, and some very fine grapes, pears and peaches are grown; also a fine quality of wine is manufactured by two or three parties. The farmers are of a thrifty class of Germans, and all are in exceedingly well-to-do circumstances.

Corinth, Texas.—I think the condition of our locality is better than it has been for some time. The farmers will about all get out of debt and have some money left.

Watauga, Texas.—The farmers around here are very prosperous, are in good shape financially, and have money the year round.

Nocona, Texas.—The condition of the country in vicinity of this station is first-class. The crops were good the past year, although cotton crop little bit short, but bringing a good price.

West, Texas.—The country around here is in good condition. Cotton crop was not as large as last year, but is nearly double in price. Corn and oats crops were good. Financial condition is good, and the country tributary to this station is improving.

Elm Mott, Texas.—While the cotton crop of this section is only about one-half, as compared with previous seasons, the people generally are as well, if not better, fixed this year financially than previously. The corn crop is an abundant one; oat crop about the usual average.

Mineola, Texas.—The people in this section are in a more prosperous financial condition than for years, with plenty of corn for next year's

use. The cotton crop was short, but our farmers raised it with less expense; hence, the volume of money is as large as last year, with a very full yield.

Tioga, Texas.—Condition much better than for last two years; better feeling existing; more hopeful, and with another good crop will be in a very prosperous condition. Farmers grow oats, corn, cotton, small fruits, berries, etc., peaches, pears, apricots, nectarines, plums and cherries; this year about one-half crop of cotton and one-third oats; largest crop of corn for years; hay an average crop.

Pilot Point, Texas.—The condition of the country in this vicinity is good. The cotton crop, while not as heavy as last season, is being marketed rapidly, and at good prices. We have the largest corn crop in our history, which is being bought up by cattle feeders for feeding purposes. Many cattle feeders are shipping in cattle to utilize the surplus corn crop, and paying above the local market price. The acreage in wheat will be much greater than last year. Financial condition of farmers and merchants is good.

Fayetteville, Texas.—Nearly all farmers own their own farms, and, as a rule, are out of debt. The main and almost entire crop is cotton. Enough corn is raised for home use, but none for market; very little stock raised in this section.

Trenton, Texas.—Most of the farmers in this vicinity own their own lands and are in a prosperous condition. Go in any direction you will, and you will see our people busy improving their places, building new residences, new barns, and otherwise improving and beautifying their homes.

Itaska, Texas.—The people in this vicinity are in much more prosperous condition than at this time last season. Low price of cotton last season caused a decrease of about 40 per cent. in acreage this season. This land was planted in corn and oats, and fine crops of both were harvested.

As the farmer had fewer acres in cotton, he was able in most cases to gather his crop without hiring help, whereas last year he was compelled to pay a great deal for help; and as prices are nearly twice what they were last year, he will realize more clear money from his small crop than he did from his large crop last year. About 3000 beeves are now being fed for market in the territory tributary to this station. More hogs have been marketed from here this year than any previous year, and a great many are now being fattened.

From

GEORGIA & ALABAMA RAILROAD, Americus, Ga.

Col. A. Pope, general passenger and freight agent of the Georgia & Alabama road, Americus, Ga., procured reports from his agents, and summarizes them as follows: The average financial condition of farmers is better than for many years previous. The proportion of cotton raised, as compared with 1894, is about three-fourths. The cause of reduced yield is, as a rule, in decreased acreage and amount of fertilizers used, there having been no disaster of any consequence.

The production of food crops for man and beast is largely increased over previous year; diversification of crops largely increased over previous years. The principal staple crops that have been raised by farmers are cotton, corn, pease, hay, potatoes, and, in the section adapted thereto, Sea Island cotton, and likewise sugar-cane for the production of syrup.

The general condition of business considered to be fair.

Collection of debts reported by merchants and fiscal agencies as being much more prompt than formerly.

From Po'ints on

ALABAMA GREAT SOUTHERN RAILWAY

in Alabama, through F. Y. Anderson,
Land Commissioner, Birmingham, Ala.

Valley Head, Ala.—In my district the conditions now are much happier than I have ever known them, speak-

ing generally. The extremely hard times of the last few years revived in the people, and in the farmers especially, the principles of economy, and taught them that the independent man was he who produced his own living. Had it not been for this lesson, and the unusual amount of breadstuff raised last year, the people would have suffered much more from the then disastrously low price of cotton. This year the production of breadstuff will exceed even that of last year. The price of cotton is comparatively good, and the crop in my district is nearly equal in acreage and even better in quality than was that of last year. I have been with the farmers a good deal this fall, and I find them contented and hopeful. They pay their obligations, and have no complaints to make. This almost universal good humor I look on as a good indication of prosperity. I should say that the following is a fair estimate of the farming this year, as compared with 1892 or 1893: Cotton, 10 per cent. less this year; corn, 50 per cent. more this year; wheat, 200 per cent. more this year; rye, 25 per cent. more this year; sweet potatoes about the same; Irish potatoes, 50 per cent. more this year; clover and grass, 75 per cent. more this year; oats, about the same; sorghum, about the same; barley, 10 per cent. more this year; pork, 50 per cent. more this year; beef cattle, 50 per cent. more this year; general garden truck, 30

per cent. more this year. The farmers in my district are certainly 100 per cent. better off than they were in 1892, taking everything into consideration.

Greensboro, Ala.—The financial condition of the farmers of my county is considerably better than for the past few years. The farmers are raising a great deal more foodstuffs than formerly—more than at any time since the war. They are now diversifying their crops to the extent of raising all their necessary provisions in the way of potatoes, peas, ground peas, vegetables, fruits, poultry, corn and meat and molasses, all of which has been made in great abundance the present year. The predominant crops in my county are cotton and corn, but the low price of cotton the past few years is causing our people to cultivate much less cotton than formerly, and to devote their attention more to the cultivation of all food crops and to the raising of mules and cattle, hogs and sheep.

Tuscaloosa, Ala.—The farmers in and through South Alabama are raising more breadstuffs than they have been formerly doing. Cotton-growing has been their chief pursuit, but owing to the low price for the last few years they have been forced to change. These people are in better shape financially than they have been for years, and it is attributed to the fact of diversifying their crops and raising their meat at home.

AGRICULTURAL CAPABILITIES OF THE SOUTH.

VI.—SHEEP RAISING.

By M. B. Hillyard.

Raising sheep for mutton and for wool and early lambs for the Western markets are three potentialities of the South, almost entirely unexploited, rarely considered by the most foreknowing, and almost entirely disregarded in the popular thought. Each topic might well command an article. Each industry is a demonstrated, though faintly-pursued success, each is out of the realm of substantial rivalry by the country at large. The quality of Southern mutton and lamb was one time doubted by even Southern friends. The quality of Southern wool was once—a good while ago—decidedly in the vocative, anything good being considered a chimera and impossible. The raising of lambs for early markets North and West was deemed, even as late as ten or fifteen years ago, a vagary, possible only to the wildest visionary. In this article I think I shall satisfy any reasonable man that the South can produce fine—the finest wool—that her mutton is first-class, that raising early lambs is practicable and very profitable.

The health of Southern sheep is another most important point. Fifteen or twenty years ago, I spent much time and labor in investigation of this point. I wrote out a series of questions covering every point I could conceive of. These questions I either took in person or sent by mail to sheep raisers. Generally, I visited them, and talked over the matter. I hope to demonstrate that sheep are, for various reasons far more healthy South than North and West.

In "The New South," a book published by the Manufacturers' Record, I cover considerable ground in the following quotations: "Almost every breed of sheep have been tried in the South,

and with proper selection for lands, all breeds do well. Further South, and on the slovenly attention paid them, or the utter neglect, more common still, Merinoes and Southdowns are best, and the grades of both, one cannot—at least ought not to—expect a Cotswold or Leicestershire to earn his own living. Nor ought such sheep, nor, indeed, any be put upon the stiff, sticky, heavy soils of the prairies of East Mississippi or the prairie belt of Alabama or Texas in winter, without a thorough Bermuda sod under foot and rolling land; sheep must have 'a dry foot.' The fecundity and health of sheep South is a marvel." Pr12. Again I write: "And this pine-woods region, some day, will become the great factor in establishing in the United States and most likely, the South, one of the future great industries of the country, the manufacture of the finest woolen fabrics of which France and England are now the great producers. As is well known, what are, in the United States, the great wool producing States, cannot raise the Saxony sheep. The climate is too severe for this delicate breed. The tariff on wool prohibits its importation in the measure needed for a great industry in fabrics founded upon such a quality of wool. So, from these two causes, our finest wear—French and English cassimeres, must be supplied from abroad. But the day will come, ere long, when millions of these sheep will be raised South, and then an industry new to the country and most beautiful and lucrative will enure to the South. Wool from this breed has been raised South that surpassed the best of the imported article.

"The raising lambs for early markets North and West will some day become

a great business generally, as it now is in a part of the South. In Tennessee, for instance, it is becoming quite a business. The ewes are fed wheat, mixed with a little cayenne pepper, in May, and become 'in heat.' Their lambs are born in fall and are ready for market early in the next year at high prices"—p. 286. The quotations cover a broad field. I wrote that over ten years ago. I have but little to add, except that I have been particularly impressed since with two facts: That the sheep can live South with a wetter "foot" than I would have supposed; and that, on all heavy lands, the long-wooled sheep must have better care than the short-wooled, owing to the heavy rainfalls wetting their fleece and loading them with the weight of water. In other words, they will not thrive under the non-attention given the short-wooled breeds.

As it will be most difficult to convince the average reader that the South can raise fine wool, I will first consider that point. No good sheep raiser ought to doubt now; but one never knows. It stands to the glory of the ante bellum South, that she revolutionized the opinion of all advanced thinkers nearly half a century ago. As it is one of the most impressive of lessons I will tell it at some length.

In a most remarkable letter, foreshadowing the now admittedly correct view, that great authority, Mark R. Cockrill, writes from Nashville, Tenn., October 21, 1850, to the Agricultural Department, United States: "Sir—Your favor was duly received, and I cheerfully make a communication for your annual report on the subject of wool-culture and sheep husbandry in the low latitudes of the United States. Observation and many years' experience have brought me to different conclusions from all others who have written on this subject, upon the effects and influence of warm climates on wool-growing, and especially upon the finest Saxony wools.

"In a letter addressed to the commissioner of the Patent Office, and published in the report for 1848, page 627, I expressed the opinion that 'the United States is a better wool-growing country

than any portion of Europe, and that the low latitudes have an advantage over the high, and will produce finer wool, and also that as fine wool is now grown in the United States as can be found in the world.'

"I stated further that I had studied this subject with diligence and devotion for thirty-five years and thought I had come to correct conclusions, but the commissioner, Hon. E. Burke, decided that I 'was wrong and most decidedly mistaken in the whole matter,' and that Mr. Fleischman's views, who had said that we must go to Germany for sheep if we hoped to succeed, were no doubt correct."

Mr. Cockrill then speaks of "offering to exhibit selections from my own flock, in latitude 36°, against any sheep which could be found in Silesia or any high latitude in Europe, and especially above 50° north latitude. This offer has not been accepted, and I have no fears of the result if it ever should be."

He then says: "It is gratifying now to refer to the impartial evidence of science in favor of the positions then taken."

He then refers to a test of Mr. Browne, an expert who examined sixty-five samples or collections of samples from all parts of the world, and especially the eighteen samples brought over by Mr. Fleischman from the most renowned flocks of Europe, and distributed, etc., etc., to the several States as the standards of excellence and worthy of imitation. The quality is expressed by the number of fibres which will cover an inch, or the diameter of one fibre is that fraction of an inch."

He then gives results. I omit any enumeration but of the finest wools:

"No. 37, wool from buck 'Napoleon,' valued at \$1500, owned by M. Heller, of Chrezelitz, whose flock is considered the only rival to that of Prince Lichnowsky, collected by Mr. Fleischman, 1200; ewe of Prince Lechnowsky, Kuchelna, 1250; another Prince Lechnowsky, Kuchelna, 1562; buck of Gross Herlitz, Silesia, 1875; specimen from a wool merchant, Dresden, 2186; ewe of Col. Randall, New York, 1875; specimens from five bucks and five ewes of

Mr. S. Patterson, Pennsylvania, 2186; flock of Mr. Robert Allen, Virginia, 1875; five specimens from the flock of Mr. Mark R. Cockrill, Tennessee—No. 1, 1572; No. 2, 1895; No. 3, (This is a beautiful even wool), 1895; No. 4 (this is a clean even wool of the extreme fineness of,) 2186; No. 5, not uniform, 2186; No. 5, some strands in this specimen, 2500.

Thus, Col. Cockrill proved that the United States could beat the world on fineness of wool, and that the South could beat the United States.

Later, at the World's Fair in London in 1851, he took the premium over the world for fineness of wool, clipped from his flock bred in Mississippi.

Here was demonstration which reversed the world's opinion, and it will be seen later on how, for a good many years now, the South is at the fore in quality, or rather capacity for fineness of wool. It is one of her immeasurable potentialities to come into play at a later day of her advancement. It illustrates the vast and imponderable value of climate, all too little emphasized, or even estimated by publicists and thinkers. At this late day we can little estimate how wild and visionary Colonel Cockrill stood in the view of all the great authorities of his day. After such a demonstration and the rather slow march of public opinion, it was a very easy matter for Mr. John L. Hays, then secretary of the National Wool Growers' Association, to concede all, and rather more than, Colonel Cockrill claimed. This he did nearly a quarter of a century ago, in the bulletin of the National Association of Wool Manufacturers, vol. viii. I advise everyone to read this book who is skeptical about sheep husbandry in the South. It constitutes the matter *res adjudicata* as it is the most authoritative document known on the topic. Its language is so strong that I must quote some of it.

On page 6 he makes this admission, which a few years ago would have startled most of his readers and may, even now, surprise many:

"If sheep husbandry may be pursued more cheaply and as advantageously in other respects at the South as in the

present principal seats of the industry, it is merely a question of time, or of diffusion of knowledge, when the fields of the South will compete with the flock pastures of the North and West, or rather, when capital and animals will be transferred from their present seats to others at the South, where wool production is cheaper and more advantageous."

He then gives a very interesting table to show the requirements of a Northern climate in the way of feed:

States.	No. of months of full feeding.	No of months of partial feeding.
Maine.....	6	1½
New Hampshire.....	6	1½
Vermont.....	6	1½
New York.....	5½	2
Pennsylvania.....	5	2
Ohio.....	4½	2½

He then says: "A much greater range in the requirements for winter feeding is found at the South. The months for full feeding in Virginia are set down at four, and for partial feeding at two. The time diminishes in both respects as we go South, until in southern Georgia full feeding is required only during occasional storms, and partial feeding from two to three months." The next point of inquiry is the relation of climate to the health and wool-producing capacity of the sheep. Dr. Randall says: "So far as health is concerned, then, we are assuredly authorized to assume the position, that no portion of the United States is too warm for sheep."

The effect of climate on the wool, producing qualities of the animal: Upon this point, Dr. Randall thus sums up his conclusions: "My convictions are decided and the facts reported appear to fully sustain them that warmth of temperature at least to a point equalling the highest mean temperature in the United States, is not injurious but absolutely conducive to the production of wool. The causes of this are involved in no mystery. Warm climates afford green and succulent herbage during a greater portion of the year than cold ones. Sheep plentifully supplied with green herbage keep in a higher condi-

tion than when confined to that which is dry. High condition promotes those secretions which form wool. Every one at all conversant with sheep well knows that, if kept fleshy all the year round, they produce far more wool than if kept poor. A half a pound's difference per head is readily made in this way. Within the maximum and minimum product of a sheep or a flock the ratio of production always coincides with that condition. * * *

"M. Moll, the distinguished scientific reporter on wool, at the Paris Exposition of 1867, says: 'We observe that it is the vine and mulberry which best suits the ovine species in general and the fine woolled races in particular.' It need not be remembered that the more southerly States emphatically belong to the vine-bearing zone. The great merino wool-clip of the world is produced in even warmer latitudes. The Argentine Republic, standing second in the world in the supply of the wools of commerce—having 57,501,260 sheep, producing 216,000,000 pounds—has a climate where the cold of winter is so moderate as to produce no more severe effects than slight hoar frosts, which disappear with the morning's sun. * * *

"The most productive merino-wool regions in Europe are the southern provinces of the Russian Empire, where the climate is so mild that the sheep require shelter and fodder only about six weeks in winter. Single flocks in that country reach to 50,000, 75,000, a 100,000 and even 400,000 head. The salt-bush county in New South Wales, a region of excessive heat can, and does in some instances, produce as heavy and valuable wool as do any other portions of the Australian Colonies. It was the received dictum in 1845, that the climate of the Darling Downs, within the tropics, was too hot for the growth of wool, but in eight or nine years they produced as good wool as any grown in Australia."

I trust the reader will pause a moment to reflect how prone mankind are to assume certain things, the last mentioned fact with reference to sheep-raising being a good illustration of it.

On p. 9 the author continues: "To the Northern farmer, accustomed to see his sheep and cattle refusing nourishment during periods of excessive heat in the northern summers, it may seem inconceivable that sheep should not be unfavorably affected by the hot summers of the South. But it should be remembered that the summer heat of the South is tempered by the breezes blowing from the gulf, and that at New York in mid-summer the days are very nearly one hour longer than at Savannah and the nights correspondingly shorter, consequently at New York there is one hour longer for the heat to accumulate from the direct rays of the sun, and one hour less time in the night for the accumulated heat to be carried off by radiation. From these two causes *the summer heat is never so excessive in Southern as in Northern latitudes.*"

I take the privilege of emphasizing the admission that the summer heat is never so excessive in Southern as in Northern latitudes by italicising it.

It is surely a great satisfaction to have my old assertions as to our climate confirmed by such an eminent authority, and that "sheep and cattle refuse nourishment during periods of excessive heat in the Northern summers."

The old idea that "warmth of climate, while promoting the quantity of wool produced, enlarges the fibre, making the wool coarse," he says is exploded, although it was the opinion of Dr. Randall and is the "generally adopted one."

"The fibre of the wool proper is not changed or enlarged by climate. This question it would seem has been finally put to rest by the carefully conducted experiments of Professor Sanson, the most eminent zootechnist of France"—He then gives at length his deductions, which I most regretfully omit.

He then mentions the fact that Mr. Mark Cockrill's wool from Mississippi took the premium at the World's Fair in London. He then says, on p. 12, "both fineness and length of fibre are greatly favored by the propitious climate of the South."

"The electoral wools cannot be raised in the North, because of the extreme delicacy of the sheep. In the mild cli-

mate of the South their successful culture is assured beyond all question"—p. 13.

I hope, after the quotations I have made (and they could have been more voluminous) that no one is unconvinced that we can raise the finest wool, and that our climate is most propitious for sheep-raising. The South is greatly indebted to Mr. Hays for his unanswer-

able arguments in proof of these positions. It is fortunate that such arguments emanate from one so high officially as he, and particularly that they originate with a Northern man, because they will not be met by suspicions and suggestions of bias, but will impress the minds of readers with their true force.

The subject will be continued in a second paper.

OLD FIELD HOMILETICS.

PART I.—GRASSES AND PASTURES.

By Charles Hallock.

A stranger visiting the low terraces which comprise the South Atlantic cotton belt will not fail to note the exuberance of tree and plant growth which everywhere presents itself, resplendent in summer with bloom and blossom, while at the same time there is a conspicuous absence of grass meadows and green pastures such as constitute the charm of hill country landscapes, especially in New England. And he will wonder at the seeming paradox, why soils so rich as to nurture the rarest exotics will apparently not sustain the commonest herbage, and without investigation he will perchance accept the popular notion that pasture grass will not grow in the Southern States except in the spring; that it seeds and cures prematurely on the stalk; that nutritious and succulent hay cannot be cropped from it, and that whatever hay (other than crab grass) is used for winter feed must be brought from the North in bales.

This apparent incongruity—for it is only apparent—is chiefly due to the protracted mid-summer heats which parch such slender and susceptible roots as take but shallow hold upon the soil, especially in open fields and unshaded areas. Nevertheless, he will be sure to discover, here and there, in town and country, well kept lawns and courtyards, with sward as green and pile as velvety as the best in Northern parks in any

given months; yea, not only lawns green and thrifty, but public commons where geese are privileged to pluck the verdant turf the winter through, while perchance the farmers' more deserving cows are turned into dessicated corn-fields for a precarious subsistence. All of which makes the paradox even more puzzling. For, naturally, the stranger asks how grass can be made to thrive perpetually on lawns and kitchen premises and not in expansive fields and orchards? and, also, why the thrifty husbandman will not take pains to cultivate and utilize to economic advantage those spontaneous growths which he finds so difficult to eradicate from his fields, like the crab grass, Johnson grass, Bermuda grass and Texas millet, which the majority of farmers regard as more noxious than weeds.

Erroneous impressions as to the cost of culture, and ignorance of methods and processes of production, are the only excuses which Southern farmers can give for not going into grass and coincident dairy products and beef stock, which are demonstrated to be so immensely profitable in other sections. But neither ignorance nor false economy should justify a farmer in wintering stock on miserable makeshifts for fodder or stinting his milk supply by parsimonious doles of provender to milch cows, more especially in the State of North Carolina,

which has undertaken within the last four or five years to encourage the cultivation of grasses by the dissemination of a very comprehensive series of bulletins from the Agricultural Experiment Station at Raleigh for instruction of farmers.

Premising that the soils of the tide-water levels, of which there is a great variety, are generally well adapted to the growth of many of the best economic grasses and clovers, the Department of Agriculture enumerates as many as twenty-five varieties which are suitable for sowing or planting, and it prescribes a like number of formulas for mixing seeds in proportions which will insure best results, whether for meadow, pasture, lawn or orchard. It also designates the proper soil for each specific mixture, for there are almost as many hygienic requirements and biological conditions as there are varieties of grasses—some thriving in moist loam and others in dry loam, some in sand and some in clay, some in loose soils and some in stiff, some in peat, some in calcareous, some in alluvium and some even in poor moist clay, and they blossom and mature all the way from April to August. Some are suitable only for pasture, some only for hay and others for both, and the annual yield runs from half a ton to as high as six tons per acre.

The manifesto of the Agricultural Department teaches in detail that the farmer must sow for greatest profit a mixture of both tall and short grasses in combination with short-rooted and deep-rooting grasses. And that clover should form a part of every mixture, and there is especially a good reason for mixing legumes, lucerne, peas, etc., with graminaceous plants, because they supply nitrogen, which is the most expensive ingredient in commercial fertilizers. One acre of lucerne has been found to produce 300 pounds of nitrogen. Mutual association also affords mutual protection from solar heat, drouth, floods and disease by reciprocal mulching, shading and holding moisture to the roots. Furthermore, a variety of grass flavors combined with varied nutritive properties promotes appetite and digestion. Accordingly we find

included in a single one of the several formulas given as many as ten different plants or seeds of plants and in several of the others from seven to nine.

For mowing meadows it is essential to select such grasses as come to the bloom or cutting stage simultaneously. A combination of Bermuda grass with Texas blue grass makes the best all-year-round pasturage, because the first keeps green in summer and the latter in winter. Red top makes hay and pasturage both. Timothy should be sown with fowl meadow and red top. Meadow fescue makes a good winter pasturage. English rye grass exceeds all others in feeding values; all kinds of stock are fond of it, and it is almost impossible to eradicate it; grows on light thin soil and clay. Orchard grass is green nearly the whole year round.

All permanent grasses and clovers do best when sown in the fall. Soils should be well pulverized before seeding. A good preparation for a permanent grass field is a crop of cow peas heavily fertilized with potash and phosphate, planted in spring and plowed under in August. Coarse grasses, wild carrot and weeds should be cut down with the scythe before they have matured seed.

When the farmer is once imbued with the belief that grass will grow luxuriantly in the low counties, and that grazing is profitable, he has only to decide what branch of that business he will adopt, and seed his pastures or meadows accordingly, selecting from the two dozen formulas given in the bulletin those which are best suited to the soil in his locality, then plant his seed and await results, utilizing local facilities for irrigation. Moisture is the great essential in plant growth. From 60 to 85 per cent. of growing grass consists of water. Irrigated lands are conspicuous the world over for their heavy and constant yield of herbage. Hydraulic rams, windmills and turbines can be used according to circumstances. Very often the water from swamps can be made available, or a branch can be tapped and a lead run through the premises.

When irrigation is practicable pastures may be grazed all summer, but where not, it is good policy to grow a

field of fodder corn, or sorghum, to help out the pasture and prevent too close grazing during the hot, dry summer months. Intelligent management is all that is required to make our Southern hayfields and pastures equal to the best in Minnesota or Vermont.

Dr. N. D. Guerry, of Artesia, Miss., is an instance. He is engaged largely in raising hay for market. For market, bear in mind. He says his grass lands net him from \$5 to \$15 per acre, or an average of \$10; his corn \$9 per acre, and cotton less than \$5 per acre. He declares that Bermuda hay is superior to timothy in nutritive and fattening qualities, and that tests made at the Agricultural Experiment Station, at Starkville, bear him out in this statement.

Numbers of his neighbors have abandoned cotton and are devoting their time and attention solely to the hay and stock-raising business, the result of which is a rapid decline in the sale of Western hay in that part of Mississippi. Six large and improved hay presses are in operation in the vicinity of Artesia now, and the industry is enlarging each year.

This information is certainly most encouraging to those who are advocating the introduction of dairy interests in the South. There is no doubt that there are many indigenous grasses throughout the cotton belt which can be made productive, and that in time they will come to be regarded as a boon instead of a nuisance by farmers.



THE SOUTHERN STATES.

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WILLIAM H. EDMONDS,

Editor and Manager.

BALTIMORE, JANUARY, 1896.

The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Opportunities Presented by the South.

The effect which the enormous annual increase in the population of the United States must necessarily have in the near future upon land values has hardly received the attention it merits. Our population is now growing at the rate of about 20,000,000 in ten years—that is, the decennial increase in the population of the United States is equal to the present population of the entire South. It is difficult to fully comprehend what this means in the extension of business and in the increase of wealth. In twenty-five years, which is but a brief span even in human life, the increase in our population will be about 50,000,000, or as much as the entire population of the United States was

as late as 1870. These facts may well be carefully studied by men who are looking to the future welfare of themselves and their families. The Southern Lumberman, in seeking to impress upon its readers the opportunities offered by the South for the development of homes, says:

"There are no bonanza openings, no wild Western freedom and lawlessness now, but there are millions of opportunities in the Southern States for young people to settle down permanently, rear families and build up properties that will rival the ancestral estates in the old countries, and prove not only a credit to the country, but give a family name and prestige to their posterity. As we have frequently stated, the resources of the Southern States are not yet one-half known. They offer opportunities for every one of common sense, industry and frugal habits to secure a good home and an independent living."

Prize Farm Contests in South Carolina.

In 1895 the Charleston News and Courier, in order to arouse greater interest in the raising of hogs in the State, offered a series of money prizes to the farmers who should raise the largest hogs during the year. Farmers in all parts of the State entered the contest, and as a result more hogs were killed in 1895 than ever before in the history of the State. To raise the stock more food crops were required, and the hog-raising resulted, as was expected, in greatly increased crop diversity.

The News and Courier now offers another series of prizes for 1896. The prizes will consist of \$500 in cash, and one gold medal and one silver medal.

One of the contests will be for hogs again, another will be to encourage sheep-raising,

another to encourage tobacco-growing. and another for "all-round" farming. This is to be encouraged by the offer of a prize for the best results obtained from diversified crops grown by a single farmer. The general plan of this contest is that the competitors may produce what they please—cotton, corn, small grain, tobacco, hay, fruit, pindars, truck, hogs, cows, horses, sheep, poultry, butter, eggs, honey, etc.—the prize to be awarded to the one who shows the largest relative profit on the year's operations. The purpose of the contest is to prove that "diversified" and "all-round" farming pays in South Carolina. and to exhibit the proofs and give public recognition to the farmer that makes the best showing. Small and large farmers can compete for this prize on equal terms.

A prize will also be given for woman's work. This contest will cover the field of woman's work on the farm, in the orchard, about the house, in the dairy and kitchen and garden, in the poultry-yard and among the bee-hives, and in all the varied departments of her domain.

Another contest will be organized for the best exhibit of hay—using the word in the widest sense—to include all kinds of "long feed," or "forage," as clover, timothy, alfalfa, Bermuda and other grasses, separate or mixed, corn fodder, pea vines, pindar vines, etc. The conditions of this contest will probably relate to the yield per acre, for a stated number of acres, and to the quality of the product as determined by its selling price in the Charleston market.

The News and Courier is pursuing a broad and liberal policy. Its continued labors in behalf of improvement in agricultural methods and conditions in the State are worthy of all commendation. No paper in the South is doing any wiser or more effective work along this line.

To those who are attracted by the beauties and practical advantages of the Sunny South, this magazine [the "Southern

States"] must prove a sort of magic window through which to extend their visions of the charming land.—American Journal of Education, St. Louis, Mo.

The Enormous Corn Crop in the South in 1895.

From advance sheets of the report of the statistician of the United States Department of Agriculture for 1895 we get the corn production of the South last year, which is given in the following table, along with the figures for 1893 and 1894:

PRODUCTION OF CORN IN THE SOUTHERN STATES BY STATES FOR 1893, 1894, 1895.

	1893.	1894.	1895.
Maryland.....	15,078,221	14,268,234	16,531,205
Virginia.....	31,234,046	32,195,858	32,607,158
North Carolina..	29,954,313	32,959,484	36,378,412
South Carolina..	12,501,035	18,728,819	19,860,908
Georgia.....	33,078,777	35,143,735	42,172,481
Florida.....	4,909,361	5,214,044	6,186,645
Alabama.....	28,328,514	34,760,311	44,376,487
Mississippi.....	25,817,179	3,031,213	35,777,169
Louisiana.....	15,216,266	17,880,183	22,574,284
Texas.....	61,170,915	69,338,676	107,905,565
Arkansas.....	32,110,814	38,437,824	50,359,558
Tennessee.....	63,649,761	63,060,316	83,133,025
West Virginia..	14,189,051	12,611,968	16,662,789
Kentucky.....	68,008,060	67,892,297	93,939,331
Total.....	435,745,766	483,421,962	677,665,017

These figures show a wonderful increase. The crop of 1894 was considered so large as to assure prosperity to the farmers. But to the great yield of 483,000,000 bushels in that year the South has now added 124,000,000 bushels, the total for 1895 having reached the unprecedented figure of 607,600,000 bushels, a gain of 172,000,000 over 1893. Adding to the corn crop the yield of wheat and oats, the exact figures for which are not yet obtainable, we have for the South a total grain production in 1895 of about 740,000,000 bushels.

The One-Crop Policy.

The cotton planters have learned a lesson that may well be taken to heart by all farmers everywhere who confine themselves to any one crop, whether it be cotton or tobacco, or rice, or wheat or anything else. The one-crop policy is a mistake, no matter how profitable that single crop may be. A conspicuous demonstration of this is seen

just now in the experience of the rice-growers of Southwest Louisiana and Texas. Here is a territory that, while pre-eminently adopted to rice-culture, is also admirably suited to the growing of corn, oats, potatoes, hay, all vegetables, fruits, berries, etc. And yet because of the great profits in rice-growing, farmers have for the most part given their whole attention to this product and ignored everything else. Everything consumed by their families and their stock has had to be bought. Just now rice, like every other agricultural product, is selling for less than it has ever brought before. The growers—the greater number of them—having raised nothing else, must have money to live on, and are obliged to sell at such prices as they can get. If they had now ample supplies of corn, pork and other food products, with vegetable gardens and orchards properly cared for, while they would not have been able to grow as much rice possibly as they have grown, they would be in shape to hold on to what they had raised until better prices could be realized. Or if sold now, the greater part of the cost of living having been provided for with other crops, whatever it might sell for would be largely profit.

A farmer in this Southwest Louisiana and East Texas region ought to be indifferent to "hard times." With a soil and climate that make it possible to produce in lavish abundance, and with the expenditure of a minimum of labor, nearly everything that grows, except tropical fruits, and with scarcely any cessation the year round in the growing and maturing of food products, it would seem that farmers ought to be able to live comfortably no matter whether there is a sale for their surplus crops or not.

Mr. William H. Edmonds is making a great success of his new magazine, the "Southern States," which is proving a handmaid to the Manufacturers' Record, a journal which, through the work of Wm. H. and R. H. Edmonds, has done more to

build up the South and reveal her wonderful resources than any other agency at work in her interest. The South owes these gentlemen a debt of gratitude for having consecrated their lives to her advancement.—The Republican, Anniston, Ala.

Here's What Advertising in the "Southern States" Does.

Mr. H. W. Wilkes, Louisville, Ky., dealer in Florida lands, writes to the "Southern States" as follows about two small advertisements he had in the December number: "On my return from my annual Florida tour I find your statement for December advertisements, and I enclose draft for same. I am pleased to say that the "Southern States" magazine was mentioned by 207 persons who wrote for my new Florida catalogue, and by 190 others for the descriptive list of little colony and home tracts, twelve among the latter making acceptable offers for immediate purchase, and three others arranging for later purchases of large tracts. I enclose three advertisements for your next issue."

Corn in the South.

A year ago Messrs. B. F. Avery & Sons, Louisville, Ky., makers of agricultural implements, in order to encourage farmers in the cotton-growing States to raise more corn and better corn, offered a long list of prizes, aggregating \$3340 in value. Many farmers in all parts of the South entered the competition, and five prizes were awarded in each of the States. Many of those who entered the competition, but afterwards failed to send in their exhibits, wrote to Messrs. Avery & Sons that the extra attention they had given to their prize acre and to the corn crop in general had been of great benefit to them in an educational way, and had proved of far more value to them than any prize they might have won. Many of those also who submitted exhibits wrote to the same effect. Exhibits were sent to Louisville for inspection by the judges, and the high average quality of them excited surprise among the judges and others. Messrs. Avery & Sons,

writing to the "Southern States," say: "Our experience with this contest showed conclusively that the South is a great corn country; that the quality of the seed and quality of the crop is being constantly improved, and that no matter how profitable the cotton crop may be, henceforth there will be an abundance of corn planted in the cotton States. This means that many millions of dollars heretofore sent North and West in payment for corn will now be saved to the South."

Rice Growing in Texas.

The Galveston (Texas) News publishes in full the article, "Let Us Have the Truth About the South," printed in the November number of the "Southern States," and adds:

"The southeastern portion of Texas has as large an area susceptible of cultivation in rice as Louisiana, and which is being rapidly developed, an important feature which Mr. Edmonds appears to have overlooked in referring to that product of the South."

Not at all. The rice interest of Eastern Texas is too conspicuous and important to be overlooked. The article in question was written, however, in refutation of certain statements made by an Iowa paper concerning the lands of Georgia, Florida, Alabama, Mississippi and Louisiana. It dealt, therefore, with the products and capabilities of these five States. What was said on behalf of the rice-growing industry in Southwest Louisiana will apply to the rice country of Eastern Texas, but neither Texas nor the South at large was under discussion, and the article was confined to the particular States that the Iowa writer had sought to discredit.

Tobacco in Florida.

The Cuban revolution has been a good thing for Florida. It has stimulated the growth of tobacco to a considerable degree, and Spaniards and Cubans familiar with the culture and cure of the plant are

reported as preparing to make the land of flowers and fruits the land of tobacco. There can be no doubt that Florida relatively is well circumstanced, in certain localities, to rival Cuba in this product. The high tariff transferred much of the cigar-making industry to Tampa, and protective duties, plus the destruction of the Cuban crop, which is not apt to be revived presently, make tobacco-raising one of the most profitable of industries. Capital has been a little tardy, but it now sees the advantage of this investment, and the chances are that tobacco will lead all other Florida productions. All difficulties seem likely to be overcome, and a Florida cigar, made of Florida tobacco, rival the celebrated brands of Vuelto Abajo in fragrance and character. The peculiar virtues of the best Havana brand are said to come from a soil impregnated long ago with dead fish and cattle. The same conditions exist in certain parts of Florida. Two hundred years ago and more the Spaniards grew tobacco near Lake Okeechobee, and favorable events are simply reviving, under better auspices, a genuine Florida crop. The fact is, Florida is full of surprises and advantages. She will, in a few years, regain her queenly position as an orange country, but, at that time, she will also have royal sway over other productions, and may, with the present tariff, and because largely of Cuban revolution, be more than a rival for the Queen of the Antilles now so sorely disturbed and no longer "The Ever-Faithful Isle."

The "Southern States" magazine for December, in addition to other valuable matter, contains three articles that should be perused by every Southern and Western farmer. These articles treat of the South as a great grass, hog and peanut country. We know of no magazine of the kind that has done so much for the South and that deserves a more liberal patronage.—Augusta (Ga.) Chronicle.

IMMIGRATION NOTES.

The Movement Grows.

The tide of immigration has set in in earnest from the North and Northwest to the South. Colonies of immigrants are being settled in different States on large bodies of land purchased by syndicates. Then there are hundreds of other immigrants who are going singly and alone to the new land of promise and buying small farms on their own hook. It is no uncommon thing nowadays to see movers' wagons passing through this city on the way South. The direction has changed within the last year or two. Heretofore the tide of emigration has been westward, and all the movers' caravans that passed through the city were going to the West or Northwest. The severe winters, however, and the uncertainty of the crops have convinced the movers of their mistake, and they are all coming back South and bringing with them thousands of others who have never known anything but suffering and hard times in the bleak and blizzardy West and North.

Several wagons passed through the city yesterday on the way to Florida. The occupants were farmers from the North and Northwest, who will settle near Tallahassee on a large tract of land purchased by the company which manufactures Clark thread. They had good covered wagons, fitted up with stoves and other conveniences, and were having as pleasant a trip as possible under the circumstances. They are the advance guard of a large number who are on the way from the same section to the "Land of Flowers." One of the party said that there were 157 families from his immediate section who were following, and who had sold out their possessions in the North and were on the way South to remain the rest of their lives.

Those who passed through yesterday seemed to be thrifty, well-to-do people, who will be able to get a good start in their new homes.—The Times, Bowling Green, Ky.

A party of eleven farmers from Ohio arrived at Florence, Ala., January 9 to settle on farms in Lauderdale county.

Investigating Western Florida.

The Tallahassee correspondent of the Jacksonville (Fla.) Citizen, writes:

"A party of five well-to-do Wisconsin and Illinois people have been here several days quietly looking over our country with a view to locating. They were brought here through the influence of the Clark Syndicate. They have a large number of friends who, like themselves, want to come South to live, and have had no opportunity to make a personal visit. They have been shown not only the Clark Syndicate lands, but a large portion of Leon county, and express themselves as highly pleased. If they decide to locate, and so report to their friends upon returning, the writer is informed that it will result in the sale and settlement of 1000 or 1500 acres of land in this county."

Cheap Lands and Mild Climate.

Mr. E. P. Skene, Chicago land commissioner of the Illinois Central Railroad, in an interview about Southern immigration, says: "The chief arguments in promoting emigration to the South are the cheapness of land and the mildness of the climate. We undertake to show that the negro is an advantage, instead of a detriment, because he will work for fifty cents a day and find himself. We also find that milk sells in New Orleans at forty cents a gallon by the wholesale, as against eight cents in Chicago. In the local market the products of the farm bring much better prices South than North, in some cases twice as much. This may be only a temporary advantage, but we hold that the Southern farmer has more markets than the Northern, and the Illinois Central is making a special effort to get the products of the South to good markets at reasonable rates. Before the

war the South grew the bulk of the agricultural products of the country. Neither the climate nor the soil has changed, and we find that a strong argument. Western railroads, newspapers and politicians are trying to stay the tide, for which I do not blame them, but I think we have the better arguments."

Several Ohio families arrived at Tifton, Ga., during Christmas week. They had with them six carloads of stock, farming utensils, household goods, etc.

Four Illinois farmers have bought a section of land near London, Miss., and will move there with their families.

Through the efforts of Mr. F. De Witt Smith, of Hohenwald, Lewis county, Tennessee, a colony of Swiss and German farmers from the Northwest is to settle in that county, 10,000 acres of land having been sold for that purpose to an association known as the Swiss Pioneer Union.

The Mobile & Ohio Railroad recently carried South a train of nine coaches filled with Mennonites, who went from Illinois to settle near Gibson, Miss.

The Balsmyder-Greene Colony Co., with offices in Chicago and Mobile, has entered into an arrangement with W. M. Carny, a large land-owner at Atmore, Ala., to colonize 33,000 acres of his lands near that point.

Land in Brazoria county, Texas, is being rapidly bought up by colonization agencies. Two tracts, aggregating 48,500 acres, have recently been sold to a syndicate known as the Texas Colonization Co. The land is to be settled with Dutch farmers, some to come from Michigan and Iowa, and others direct from Holland.

Twelve Hungarian farmers recently settled at Castlebury, Ala., a small station on the Louisville & Nashville near Evergreen.

A party of fourteen families from Sioux Falls, S. D., arrived at Jackson, Miss., December 16 on their way to points in adjacent counties.

It is said that a colony of thirty-five families of Russian Jews will settle on land recently bought near Pensacola, Fla.

Northern Alabama is getting a large share of the immigration that is flowing southward. In Madison county and in Lauderdale county several hundred farms have been sold to Northern buyers.

According to estimates of the land department of the Illinois Central Railroad, over 1200 families from the North have settled on the line of that road in Mississippi and Louisiana in the last three years. Taking the usual average of five to a family, more than 6000 persons have moved to these two States through the efforts of one road.

GENERAL NOTES.

Railroad Extensions in South Carolina.

A railroad deal of considerable importance has just been concluded in South Carolina. Col. Mike Brown, vice-president of the Carolina Midland, has been negotiating for some weeks for the lease of the road, with option of purchase. The lease has now been made, a number of Northern capitalists and railroad men being associated with Col. Brown. The road will be at once extended, to enter Charleston or Savannah for a seaport terminus, and westward to Greenville. The road will traverse a splendid farming country and will open up valuable water powers and timber lands. Plans will be initiated for promoting immigration and manufacturing development.

The lease has been guaranteed by the American Banking & Trust Co. of Baltimore, and it is possible that this company may be the trustee under the mortgage when bonds for the extension shall be issued.

Col. Brown, who is at the head of the whole enterprise, is a man of prodigious energy and fine business sagacity. He originated and built the Southbound Railroad between Columbia and Savannah, which is now a part of the Florida Central & Peninsular system, and has been for several years engaged in successful railroad operations.

The Louisiana Exhibit at Atlanta.

Of the agricultural exhibits at the Atlanta Exposition the most extensive and complete was that of the State of Louisiana, which was gotten together by the agricultural experiment station, under the direction of Professor Wm. C. Stubbs, director of the experiment station and commissioner for Louisiana to the exposition.

In the exhibit there were eighty varieties of corn, carefully labeled and classified; sixty-odd varieties of cotton, over 100 varieties of sugar-cane, fifteen to twenty va-

rieties of rice, 150 varieties of Irish potatoes, fifty-one varieties of sweet potatoes, over twenty-five varieties of forage crops, between thirty and forty varieties of grasses, fifteen varieties of oranges, several varieties of pecans, pears and Japanese persimmons and a large exhibit of fresh vegetables, which were renewed weekly, together with bales of hay and cotton, and over 300 jars of preserved fruits. Besides these, there was a fine display of fibres and goods manufactured therefrom, ramie, two varieties of jute, hemp, etc. Of tobacco grown and manufactured in the State there was, in many exhibits of each, typical samples of Perique, yellow-leaf and cigar, together with manufactured products from all three. The award for best State exhibit, a gold medal, was given to Louisiana.

Prizes to the Best Farmers.

The Atlanta Constitution offered last year a prize of \$100 each for the best one-acre crop of cotton, corn, tobacco, sweet potatoes and watermelons under certain conditions.

The prize winners as announced are as follows: W. H. Dill, Sandy Flat, South Carolina, for 529 $\frac{1}{3}$ bushels of sweet potatoes, cost \$24.80; W. G. Cross, Lorane, Ga., 7,089 pounds of seed cotton, cost \$52.20; G. B. Crenshaw, Newborn, Ga., 176 $\frac{1}{2}$ bushels of corn, cost \$9.70; V. Green, Wolf City, Texas, 1193 watermelons on one acre, cost \$50.90; J. S. De Jarnette, South Fork, Ark., 1032 pounds of tobacco, cost \$43.25.

The Nashville Exposition.

The Nashville Exposition is making good progress.

The designs for five of the twelve main buildings have been accepted and the construction put under contract to be completed by June of next year. In the meantime, the seven remaining buildings and the eight edifices intended for special purposes will be planned and the erection be-

gun. The lakes and terraces have been finished, and the administration building is ready for occupancy. The five structures now under contract are the commerce building, the fine arts building, the machinery building, the transportation building and the auditorium. All are to be finished in white staff.

Extensive Developments in Eastern Texas.

Mention was made in a former issue of the "Southern States" of the purchase of 50,000 acres of land in Jefferson county, Texas, by Kansas City capitalists. This land will be cut up into small farms and sold or leased. It is in the rice section of Texas, and is well suited also to the growing of fruits and early vegetables, as well as corn, potatoes, etc. The work of surveying and subdividing the property has commenced, and the digging of irrigation canals is also under way.

The plans of the company include the deepening of the channel at Sabine Pass, the construction of extensive harbor improvements and the building of a town at Port Arthur.

Mr. F. C. Henderson, of Kansas City, Mo., is in charge of these developments.

Southern Farmers Getting More Prosperous, and Immigration to the South Increasing.

The following is from an interview with Mr. George C. Power, of Chicago, industrial commissioner of the Illinois Central Railroad, published in the New Orleans Picayune:

"Mississippi being an agricultural State, the population has depended entirely upon the production of cotton, running in debt at the country stores for their supplies and paying off at the end of each year as much of their indebtedness as they could, but never being entirely clear and free from debt, and very seldom receiving any money in return for their crops. Today the farmer is more independent than he has been for years. Owing to the low price of cotton the last two or three years, his credit at the stores has gotten down to such a notch that he has been compelled to grow his own corn and sorghum, raise his own hogs and other things necessary for the support of his family. As a result, the shipments of meats

into Mississippi have shrunk fully 50 per cent., and the corn crop in 1894 was 10,000,000 bushels in excess of any crop ever grown in the State before. To continue this good work, the store-keepers in different parts of the country entered into agreements by which they refused to sell on credit to farmers articles that they could produce on their own farms for the support of their people, thus compelling them to continue on the road of prosperity that they have already entered upon.

"While the crop of cotton in Mississippi this year is not as large as was the phenomenal crop of 1894, the higher prices received by the farmer for his product have materially changed the condition of the farmer. There are very few farmers in debt in Mississippi at the present time. They have wiped off the old accounts outstanding for years; they have sufficient corn and meat to carry them through the new crop; those that have sold their cotton have money in the bank, and they are more prosperous than they have been in any year during my recollection. This has produced a very healthy state of affairs amongst the merchants, who tell me that they are selling more goods and a better class of goods than they have ever done before, and that the farmers are paying cash for what they buy.

"The question has been raised many times whether Northern immigration and Northern industries are welcomed in Mississippi. Recently a homeseekers' excursion from the North was due at one of the towns on our line in Mississippi. The people closed up the stores, decorated the town, got out the brass band, had a reception at the opera house, and opened their doors to the Northern people. This is not exceptional. It is true of every place on our line, and we have no better testimony as to the sincerity of this feeling than that given by people who have gone from the North to locate, and who have written back to their friends to join them. The people of the South want Northern men and Northern methods, and do not care what their politics are. So far as living in peace is concerned, a man who behaves himself is just as safe and comfortable in the South as anywhere in the United States; but if he goes around hunting for trouble in the South he can find it just as quickly as anywhere else.

"The question of immigration, or rather

the moving of farmers and families from the Northwest down into the South, has occupied the attention of the Illinois Central Railroad considerably during past years, and more actively during the past three years. A conservative estimate furnished by the land department shows that during the last three years over 1200 families have moved down into the South on the lines of the Illinois Central Railroad. The majority of these have come from the Dakotas, Iowa and the Northwest generally. The movement still continues and is on the increase. A number of these are settled upon the lands purchased from the Illinois Central Railroad, but quite a large proportion have settled upon lands bought from Southern owners. They have entered into the communities of the Southerners, have become amalgamated, and, in a great majority of cases, have not entered into the cultivation of cotton, but have directed their attention to the growth of fruits and vegetables for Chicago and Northwestern markets. This trade is growing to a very large proportion and is handled by fast trains, which run within a few hours of the fast passenger schedule, thus bringing Louisiana and Mississippi points at the door of Chicago. There is room for more of these people, and they are gradually going there, and as the Northern cities increase in size, the demand for early fruit and vegetables increases.

"Recently a special train of ten cars came through from Dakota to Canton, Miss. These cars contained stock and emigrants' movables of families for a party of Dakotans who were going to make Canton their future home. This steady, continuous movement speaks volumes for the way in which the Northern farmers have been received in the South along the lines of the Illinois Central. What is true of that section of the country is true of every other portion of the South which I have had the pleasure to visit."

The Immigration Work of a Progressive and Successful Railroad.

As a result of the efficient work of Col. J. B. Killebrew, Nashville, Tenn., land agent of the Nashville, Chattanooga & St. Louis Railroad, a large number of farmers from the Northwest are settling in the territory

of that road in Tennessee and Alabama. And it would be hard to find a region more attractive to the farmer than this Tennessee and North Alabama country. In healthfulness, in climate, in diversity of products, in fertility of soil, in abundance and uniformity of rainfall, and, in fact, in all the requisites of an ideal farming country it is a highly favored region. It is a fine grass country, pre-eminently suited to stock raising in all its branches. Fine cattle and blooded horses abound. It is a superb dairy country. It produces large crops of corn, oats, wheat and other cereals. One of the chief industries of parts of this section is the raising of early vegetables and small fruits for the Northern markets. It is the policy of the Nashville, Chattanooga & St. Louis to foster and aid developments along its line. Farmers who settle in its territory may count on having in it a friend and ally, and not an oppressor. The president of the road, Gen. J. W. Thomas; the general passenger agent, Major W. L. Danley, and the land and immigration commissioner, Col. J. B. Killebrew, are all broad, liberal and progressive men, and they are carrying out unitedly the wise policy of building up the country from which the road draws its traffic.

"Living at Home."

Bishop Atticus G. Haygood, of Georgia, in an article in the Independent on the advances the farmers have made in the past two years, says:

"The change is wonderful, and it has come to stay. More fat hogs and cattle can now be found in Georgia, for example, than since 1860. The people are worn out with having cornercribs in Cincinnati and smoke-houses in Chicago. Any wholesale grocer at a distributing point, like Atlanta, will give evidence, full and complete, on this subject. Any railroad man having knowledge of freight traffic can give answer in figures of the enormous diminution of the cars laden with meat and bread that pass through the State. 'Hog and hominy' is the battle-cry of our people, and they intend to win on this line, no matter how high the price of cotton may be. Country folk now tell with pride and a look of happy independence: 'I live at home and board at the same place.'"

The Largest Rice Shipping Point in the United States.

While much has been written and published about the rice industry of Southwest Louisiana, very few people who have never visited the country and made a personal observation have anything like a correct conception of the extent of the industry and its remarkable growth during the past seven or eight years.

The rice district of Southwest Louisiana embraces six parishes, but the larger portion of the crop is grown in the parishes of Acadia and Calcasieu, with St. Landry and Vermilion parishes coming next in importance, the latter joining Acadia on the south and the former on the east and north.

The rice crop of Louisiana up to nine years ago was grown almost exclusively on the low lands along the Mississippi river, the present great rice district of Southwest Louisiana producing no more than 25,000 bags in 1885. Since that time, however, the development of the industry in this section has been phenomenal, and more particularly in Acadia, or our own parish, which has taken the lead in production from 1888 up to the present time. The crop of this parish each year since then, according to the most reliable estimates, is as follows: For 1888-89, 26,195 barrels; 1889-90, 63,950 barrels; 1890-91, 118,139 barrels; 1891-92, 286,633 barrels, and in 1892-93, 600,000 barrels.

The banner crop in Louisiana was that of 1892-93, amounting to over 2,000,000 barrels in the State, of which more than two-thirds was grown in the rice district of Southwest Louisiana. Acadia parish was here again in the lead with a 600,000-barrel crop, or 97,200,000 pounds, equaling a fraction less than one-third of the entire crop of the State. Of this immense crop, 258,000 bags were marketed and shipped from Crowley.

A careful study of the figures here given will give the stranger some conception of the rice industry in Southwest Louisiana and more particularly in Acadia parish, as well as show the importance of Crowley as a shipping station. Crowley is by far the largest shipping point for rough rice in the United States, and there is every indication that it will continue to hold first place for all time to come.

While a rice mill has been in operation in

our neighboring town of Rayne for the last four years, the present season marks the inauguration of the rice-milling industry in Crowley. In the mill of the Crowley Rice-Milling Co., recently completed and put in operation, we have not only one of the very best rice-milling plants in the United States, but the second largest in the State of Louisiana outside the city of New Orleans. It has a capacity of about 700 barrels each twenty-four hours, or a capacity during the usual milling season of each year of 28,350,000 pounds. In the quality of work being done it is surpassed by no mill in America.

The Crowley Rice-Milling Co. is a corporation of prominent business men and rice planters—men possessing both the ability and capital to assure permanent success to the enterprise. Among its stockholders are the largest rice planters in Acadia parish, their combined production of rice amounting to fully 500,000 bushels annually, or 20,250,000 pounds. Notwithstanding the large capacity of the mill, the stockholders themselves produce almost as much rice as will be required to keep it in continuous operation throughout the milling season, the mill thus saving the freight on the rough rice, which enters so largely into the cost of rice to those mills outside the rice district. And again, being both rice growers and millers, the Crowley Rice-Milling Co. is in a position to meet any and all competition on the cleaned article, grade for grade.

The company will seek a market for its cleaned product through the North and West, selling both to the jobber and the dealer direct. It expects to supply the trade in any desired quantities, put up either in barrels or 100-pound packets.—Crowley (La.) Signal.

"Types in the South."

The following extracts are from one of a series of interesting letters written for the Chicago Times-Herald by a special correspondent, who has been traveling through the South:

"There is an indescribable softness in the Southern air, which is to the senses what the mellowest peach is to the palate. There is, no doubt, a tonic in Northern cold, which we all need, and would not be forever deprived of, but who that has felt the languid touch of a Mississippi breeze,

or reveled in the balm of a golden day, that seemed to combine the tenderness of twilight with the jocund freshness of an unsullied dawn, would forego the occasional, not to say the frequent, indulgence in so delightful a pleasure.

"To spend a week in Mississippi would remind a fruit epicure of a morning's dalliance in an orchard of golden-juiced plums, dripping sweetness as the summer stars drip light; peaches catching in their velvet-created discs the honey of everlasting sunshine, and grapes full to the brim with the wine of tropic noons. The northland carries suggestions with it of crisp apples stung by early frosts, or of those same grapes when September has girdled them with the diamonds of frozen dew. Let who will choose between them; both lands hold possibilities of Paradise.

"It was raining a slow, soft rain of criss-cross needles flashing through a ball of gray yam soft as silk, when I alighted at Canton for an overnight stay. It was such a rain as April gives us up North when she has it in mind to woo violets. And as I walked up the street under a canopy of trees older than my great-great-grandfather would have been had he never yielded up the span of his years to the grim collector death, I stopped now and then by the way to gather purple violets.

"The town is delightfully ancient as to the residence portion, while the business streets bustle with the fictitious smartness of a few out-of-place brick stores and a lot of tethered mules at hitching posts that sentinel the marts of trade. There is something half-way pathetic and half-way antagonistic in the efforts at briskness put forth by this old town, where capital is an unknown quantity and the commercial instinct is almost entirely lacking in the hearts of the people. * * *

"Away back from the road, under a grove of pecans and magnolia trees, I found the pretty home of the Southern gentleman within whose gates I was to be entertained during my sojourn in Canton. The garden was full of chrysanthemums and the house was full of girls. The flowers were in full bloom, the girls in sweetest, shimmering bud.

"The rain fell on the garden beds and twinkled softly in and out the ragged edges of the blooms, but within the house a wood

fire was burning, and the smiling of happy faces made lasting sunlight on the walls.

"A hallway, broad as a parlor, ran through the two-storied mansion from east to west, and choice bits of statuary, delicate vases full of roses, and little cups running over with violets, gladdened every corner, bracket and shelf.

The host was a Confederate soldier during the war, and served his country with a reckless daring and bravery that brought him the reward of a ruined home, a bankrupt fortune and a blighted ambition. He had been fitted for a scholastic career, but the exigencies of post bellum times obliged him to take up a trade, and for the better part of his lifetime he has toiled with sweat of both spirit and brow to reinstate himself in the position from which evil times disinherited him. He has been a brave man, and an uncomplaining one, and both he and his still beautiful wife point to their seven daughters and two splendid, though absent sons, as testimony that there is something in life of which no adverse fate or warring destiny can rob us, and that although the family mansion and the vast plantation of fruitful possession were burned and ruined in the hearts of their children they have builded an inheritance as safe and secure as the one which saints are supposed to lay aside in heaven. * * *

"The Southerners do not want the squalid, the poor and the sordid to immigrate within their borders. They have no use for the abject foreigner, who has neither money, decency nor intelligence; but they will give a royal welcome to the industrious, ambitious and honorable stranger, whatever his birth, who has ready money sufficient to invest in land; intelligence enough to cultivate the acres he becomes acquired of, and well-developed instincts which shall lead him to recognize the loveliness of the country he makes his own, sparing its natural beauty as far as possible and adding to, rather than despoiling, the land which nature and God have made so beautiful.

"There is something almost marvelous in the richness of the soil and the manifold resources of this Southern country. Apparently all one has to do to raise cotton, cultivate turnips, or woo strawberries out of the mold, is to tickle the ground with a stick, drop seed, and wait in the shadow

of a palmetto grove for rain and sun to fructify and mature the crop. If I had absolute command of myself, my time and my income, I think I would go South for ten years, even if I had to postpone going to heaven to do it.

"Near Canton, that is, about ten miles from town, on a road as smooth and level as a boulevard, is situated historic Annandale. It would take the pen, not only of a historian, but a poet as well, to chronicle the record of this, one of the famous homes of Southern chivalry and Southern wealth.

"In the days before the war, away back in the '40s, there came to Madison county, Mississippi, from the rich El Dorado lands of the Yazoo Delta, a young girl named Helen S. Johnstone. She came with her father and mother upon a tour of investigation, seeking a new home. They chose as a residence site beautiful Annandale, and a mansion that was little short of a palace was in course of time erected upon the lovely site.

"Seldom has a home been established upon such a royal scale of splendor. Hospitality was its law, and throughout the land of her birth the young daughter of the home was known as Helen, the heiress of the South. The most noted men and women of the day were entertained within these spacious halls, on a scale of magnificence almost impossible to describe. I am told that the interior of this home was finished in 100 complete suites, and that to every guest was given a key to the apartments which he or she was to occupy. Numberless house servants waited within doors, while the thousands of outlying acres were thronged with slaves that served through love rather than fear, and were as absolutely faithful and loyal to their master as he was Christian in his dealings with them.

"In a few years Mr. Johnstone died, and Annandale, with its superb lands, its wine cellar, its unrivaled stables and its hundreds of negroes were left to the sole charge of his young widow. Conditions, however, are fitted most frequently to circumstances, and Mrs. Johnstone developed most wonderful executive ability. Under her control, Annandale increased greatly in splendor, and here was spent the most happy life of the young daughter of the home, until such time as the war broke out and alarm

and actual dismay settled like an ominous cloud above the gray walls.

"Miss Johnstone fitted out regiment after regiment of men at her own expense. Under the flag given by her own hands, and inscribed with the motto of her home, 'Always Ready,' hundreds of young men, the bone and sinew and flower of Southern chivalry, marched valiantly to death or fought with splendid, unflinching bravery to the bitter end.

"When the havoc of approaching and unstayed desolation drew nearer and ever nearer, until from Annandale's roof Annandale's fearless women looked forth to see the devastation of minnie balls among the roses and honeysuckle borders of the plantation, there was established within the walls of the grand old pile a day and night relief corps, where dozens of seamstresses worked without ceasing, fashioning garments for the soldiers at Mrs. and Miss Johnstone's sole expense. When word came that the soldiers' blankets had given out, the velvet carpets came up from Annandale's floors and the storied tapestries from its walls. These fabrics were ruthlessly cut in squares and distributed among the Southern army.

"The granaries of the home plantation, as also those of the two estates located in the fairyland of the delta, were emptied as fast as replenished, until it is no wonder that the names of the mistress of Annandale and her glorious daughter became words of almost divine significance upon the lips of every patriot soldier of the South.

"Strange as it seems, where so many homes were sacked and burned, Annandale escaped, and remains even unto this day a noted landmark in a lovely land. Before peace was established, Miss Johnstone married Rev. George C. Harris, rector of Trinity Church at Nashville, Tenn. She watched her newly-made husband march away to war, but lived to see him return triumphant in peace, if not in anything else. After many years, Annandale was again opened, and to-day, hale and glorious as of old, capable of entertaining 100 guests, it keeps up the record of the past that immortalized it before the turbulent days of the civil war.

"The old negroes still live upon the place, the early sound of the plantation horn bursting through a world of dewy canebroke still greet the waking ear, and the

lazy, enjoyable days drift by like blossoms on the tide of time. Uncle March, as he is called, is one of the oldest retainers of Annandale, and although he is black as ebony, and his head whitened with the snows of eighty years, his word is law with white folks almost as much as black.

"During the season when merry house-parties hold possession of Annandale, and dreamy-eyed, white-robed daughters of the South throng the galleries with their attendant swains, maintaining the dignity of dead and gone ancestors in dress suits that are heirlooms, and manners such as money cannot buy, let Uncle March but put in an appearance and begin to lift shutters and lock doors, and there is no appeal from the action. It is bed-time at Annandale, the hour when all respectable white folks should say good-night, take up their candles and go.

"I could spend hours writing about the many beautiful things told me of Annandale, of the almost priceless art treasures garnered with its walls, and of the family jewels that make moonlight within the velvet caskets where they lie, but time will not allow.

"It is something of which the mind would never tire, this looking into the record of linen worthy to be woven within the fabric of undying history, like golden threads.

"Nothing in fiction could ever be so fascinating as the story of these old plantation homes and the history of the lives of the men and women who glorified the vanished days. There are women's eyes down here in Dixie that glow like embers above the ashes of dead hearths, eyes that haunt you with a sorrow you may never know, but of which you can guess, as the Arctic explorer can guess of somebody gone before by the poor handful of bones he uncovers in the snow.

"Don't spend money on books, but go South and read romances, too sorrowful for tears, the records of which burn in the eyes that haunt you, or are traced upon the grave that confronts you after thirty years of so-called peace and war's forgetfulness."

Progress in Louisiana.

Mr. W. W. Duson, Crowley, La., writes to the "Southern States" as follows:

"So far this season (January 13) we have had no winter, but just a little too much

rain for the good of the country. We are having a great number of Western people visiting Southwest Louisiana, and their great wonder is on arriving to see the great quantities of vegetables growing fresh and green in the gardens in the middle of January. We are having more visitors from the State of Illinois this season than from all other States combined.

"Am pleased to say that the class of visitors coming is above the average, and while but few sales are being made, all persons coming seem well satisfied. There is not a single vacant building in the town, and it is hard to find one for rent. New buildings are going up on all sides. A gentleman from Philadelphia has purchased ten acres near the town, and is erecting a large brick and tile factory, while many other like improvements are under headway. Plans and specifications for a cold-storage and ice plant are being made, the ice plant to be of twenty tons daily capacity. We have two rice mills now in operation, one of them built during the past three months. It is turning out regularly 400 barrels of rough rice per day. This article, when shipped to the North and West, sells at a clear profit over New Orleans prices of from \$1.25 to \$1.50 per barrel. We are getting the same results at the Lake Charles rice mill, and it is only a matter of a short while when the shipping of rough grain to New Orleans will be a thing of the past. Three or four mills have gone up lately, and while two years ago all the rice was milled in New Orleans that was raised in our section of country, today over one-half of it is milled outside of the city, mostly along the Southern Pacific between Galveston and Lafayette.

"The great need of this section is money, and at a lower rate of interest. The Crowley State Bank has just closed its year's business, and besides declaring two semi-annual dividends of 4 per cent. each, it has placed over 8 per cent. to surplus, and this on very small deposits, and taking all in all, it is wonderful to see the prosperous condition of the country when we consider the very low price of all products over the whole country.

"We are receiving hundreds of inquiries and requests for maps and printed matter, the majority of them referring to the "Southern States" or the Manufacturers' Record, showing plainly the wonderful

work you are doing for our wonderful South."

Florida Truck Traffic.

Dr. F. W. Inman, one of the best known and most progressive fruit and truck growers of the State of Florida, said in a recent interview:

"There has never been any real trouble with the transportation companies in my section. Polk county is one of the most fertile and most prolific counties of the State of Florida, and there is a great deal of fruit and vegetables grown there from season to season. The shippers there have been enabled by Mr. Plant's excellent service to get their fruit and vegetables to Chicago in five days, and this is good time. They can put tomatoes in an ordinary open ventilated car and send them safely to Chicago.

"Now, Polk county is absolutely dependent on the Plant system alone, there being no competing lines in the county, but Mr. Plant, through his accustomed fairness and just methods, has given us as low rates as those fruit-growers enjoy who are among various competing lines. The rates in Florida have been gradually falling lower each year, and they are now such that no reasonable complaint can be made against them.

"I think I can speak for all the representative fruit-growers of my section when I say that the railroads are doing all they can reasonably do to encourage and build up the fruit-growing interests of Florida."

A Wail From Nebraska.

Mr. J. S. McElhoes, of Madison, Neb., writes as follows to the Young Men's Business League, of Augusta, Ga.:

"* * * Well, I have not started South, yet, but, oh! how I want to go! When I can, I cannot as yet say. There is so much property for sale here that I can't tell when I can make a sale. I thought when we gathered our crops that surely we could sell, but it seems that I am elected to freeze another winter. There are some going anyhow. Two went from here two weeks ago to the colony land in Georgia, and there were fifty left Omaha for the same place, and eleven teams passed through here from South Dakota for Georgia. I tell you there are hundreds that would go South if they only could get away, or could sell out, so as to

have something to buy with when they get there.

"I tell you, times are close here. We have a very fair crop, but the market is away down. I will give you some of the markets to see how they compare with Georgia: Wheat, 40 cents; oats, 10 cents; corn, in ear, 16 cents; shelled, 14 cents; hogs, 2½ cents; eggs, 12½ cents; butter, 15 cents; poultry, live, 3 cents; dressed, 5 cents; potatoes, 35 cents; horses, no sale; cattle, 2½ cents. Hay is \$4 per ton. There is hardly a farm or town property but what is for sale, and fuel is high."

A Northern View.

A recent article in the "Southern States," showing the falsity of certain statements in an Iowa paper as to the soil of the South, was reproduced in the Galveston News, under the heading, "Northern Farmers Suffer From Lack of Correct Information." A citizen of Iowa, Mr. O. Olson, of Clear Lake, read the article and wrote to the News as follows:

"To the News: I noticed an article, 'Northern Farmers Suffer From Lack of Correct Information.' Yes, that is what they do. The usual custom of the Republican newspapers has been to abuse and scorn the South and breed prejudice, waive the bloody shirt, fill their columns with lynching stories and by all means keep up the tragedies from the civil war. Now, it is better than it has been, but the prejudice is fastened on the common people to some extent yet. I do not claim to have seen a great deal of the South, but, judging from what I have seen, I am convinced that the South has been greatly misrepresented. Had it been boomed and advertised like the Northwest has been to the common people they would have come in flocks like birds to seek a more favorable climate. But the time is not far off when there will be an immense immigration from the North to the South. The money power will not succeed forever in deceiving them. It takes but little more than horse sense to comprehend that the land in the South is the land for the future. It will soon be a question of want of room. People are fast increasing, and, as times are now, a well-equipped 160-acre farm is needed to support a family in this climate. Let us imagine that we move a thousand miles farther north than

we are. What could we raise there? Only barley, potatoes and rutabagas. But if we move a thousand miles farther South than we are the fact will be the reverse. We cannot only raise what we do here, but hundreds of other things, and, consequently, a smaller area of land can support a family, and thereto can be added a milder climate, a much cheaper place to live, cheaper houses, less fuel, less shelter and forage for livestock; fur coats and Arctic boots are not needed. And I know it takes both labor and money to get everything protected for our severe winters."

Another Slander Refuted.

The Newton (Kansas) Republican publishes the following:

"The fabled charms of Louisiana that attracted a number of people from Harvey county to that Southern State have proven to be empty dreams, and all that can get away are coming home to Kansas, the garden spot of the Union.

"Ellis Cornwell, well known in the county, who went there about a year ago, writes that he will be home as soon as he can get there. There are dozens of others that would follow suit if they were able. Many, however, that went there are unable to raise sufficient money to bring them home." * * * *

To this the Crowley (La.) Signal very effectively replies as follows:

"Unless the Republican wishes to acknowledge that it is in the death throes of despair it should refrain from publishing such statements as the above, particularly when it can be so easily proven that there is not a word of truth in them. The trouble with our Kansas contemporary is that it is like many other Western papers—viewing with alarm the emigration movement toward the South.

"For many years Kansas was one of the brightest stars in the galaxy of Western States. Men flocked to it from the overcrowded East and lands were purchased and towns and cities were built up on borrowed Eastern capital. Now that the reaction has come and the great tide of immigration has turned southward and Eastern capitalists are seeking investments in the South, refusing longer to furnish the means of keeping up the expense of Kansas booms; now that farms are mortgaged

until farmers cannot pay their interest and men are leaving the State by hundreds, the newspapers are enquiring, 'Men and brothers, what must we do to be saved?' These great editors seem to have solved the problem—they must stop the southward flow of the people and capital. Thus far they are right, though the means of applying the remedy are questionable.

"In the case of the Republican it publishes statements that had the editor had any desire to verify he would have found utterly false. If the paper has no respect for the integrity of its editorial columns it certainly ought to give some credence to the statements of such men as R. N. Marshall, J. W. Morgan, J. C. Armstrong, A. B. Allison, Ellis Cornwell, C. J. Welsh and others. These gentlemen are old neighbors of the Republican, and they unhesitatingly brand the statements in the above article as untrue and without foundation. In an interview with Mr. Cornwell, he informs us that he never wrote such a letter as stated; that he never said he was dissatisfied with Louisiana, and that he never said he intended to return to Kansas, or would ever make it his home again. He informs us that the only thing he ever said in this connection was that he 'had some business in Kansas and would probably go up this winter and close it up.'

"Each and every man who came from Kansas here has bettered his condition in the coming. In Mr. Cornwell's case, he has made for his share on a rented farm about 1100 barrels of rice, or nearly 4000 bushels, and most of it is here in warehouse, so we do not think it would bother him much to raise money enough to get back to Kansas if he felt disposed to go. The balance of the Newton people have done as well or better.

"Up to the present time there have probably been 10,000 people from the Northern and Western States located in Southwest Louisiana, and we are safe in saying that out of this entire number fifty could not be found who would be willing to return to their old home to live. We invite any one to go out among these people and find the dissatisfied ones and see how few they are."

Scenery of the South.

It is a popular fallacy with some, we may say many, persons that a trip Southward means necessarily a journey to a continu-

ously flat region. Suppose, for example, you start for Atlanta from Washington by the Southern Railway. At Alexandria you have already risen to an altitude above Washington. At Charlottesville you are more than 400 feet above Washington, at Lynchburg nearly 500 feet, and at High Point, N. C., nearly 1000 feet, and so on to Mount Airy, Ga., which is nearly 1600 feet above the sea. This is on the road to Atlanta, through Virginia, North Carolina and Georgia. Atlanta itself is nearly more than 1000 feet higher than Washington and a short distance from the mountains, some of which are historic and many of them grand and picturesque. Indeed, the Southern Railway Co. is justly celebrated for the magnificent mountain scenery of the South reached by its lines, and also for the Piedmont region, which Henry Grady used to declare produced nearly all the greatness of the commonwealth or attracted talent magnetically to its enchanting and vital escarpment. The Southern Railway's route beyond Atlanta to Birmingham and toward the Mississippi river is most interesting for mineral and farming developments. Mississippi is indeed a prairie country, but it is competing with the West in many agricultural ways, and even shipping hay, cattle and hogs to Chicago. Indeed, the Southern touches a vast domain in the South, which varies in sublime and beautiful scenery and embraces what is likely to become the promised land of the United States.

A few years ago the Illinois Central Railroad established a department of industrial development in charge of Mr. George C. Power. Within the last three years Mr. Power has procured the establishment of fifty-three factories in the South along the line of his road. These factories represent a capitalization of over \$6,600,000, and employ over 500 hands.

Hon. Hector D. Lane, of Alabama, president of the American Cotton-Growers' Protective Association, has issued a circular urging the farmers of the South to reduce the cotton acreage this year, and calling a convention of cotton-growers to meet at Memphis, Tenn., January 21, to discuss this and other matters of interest to planters.

One of the important products of South

Florida is a jelly made from the guava. Captain A. R. Simmons, of Coconut Grove, Florida, recently had an order from Mr. Flagler for a ton of this jelly for the use of one of his hotels.

A Pittsburg inventor of machinery for extracting oil from peanuts is negotiating for the establishment of a factory at Norfolk for the purpose of utilizing peanut oil in various ways. It is said that a number of Pittsburg capitalists are associated with him.

The use of artesian water is becoming more and more extended in the South, and the general health of communities is improving as surface wells are supplanted by artesian wells. A correspondent of the Charleston News and Courier states that at Sumter, S. C., and that persons heretofore using water from surface wells will hereafter use the artesian water.

Mr. Remsen Crawford, of Atlanta, Ga., has been appointed press agent of the Plant system, with headquarters at Tampa, and will have supervision of the railroad, hotel and steamship advertising. This is an office recently created and is in line with the general policy of improvement and advancement pursued by Col. B. W. Wrenn, passenger traffic manager of the Plant system. In a great many railroad offices the idea seems to prevail that anybody at all can write advertisements or other matter concerning railroads that is to be published, and as a consequence there is a good deal of railroad literature that is not of a very high order. The theory that has led to the creation of this press agent office by the Plant system is that printed matter put out by the railroads ought to be prepared by skilled writers. Mr. Crawford has held a prominent newspaper position in Atlanta for several years and has done literary work for outside periodicals.

The East Carolina Fish, Oyster, Game and Industrial Association will hold its ninth annual fair at New Berne from February 24 to 29 inclusive. This association has done much to promote diversified farm-

ing in Eastern North Carolina, and among its members are some of the most successful agriculturists, stock raisers and fruit growers in the South. It has prepared a large premium list, which will doubtless insure an unusually extensive exhibit.

The reports in some of the daily papers to the effect that a tract of 140,000 acres of land in West Florida had been sold by W. D. Chipley, land agent of the Louisville & Nashville road, to a Northern colony, are premature. Negotiations looking to such a sale have been in progress, and it is likely that a sale will be made, but it has not yet been concluded.

The Atlantic Coast Line has issued what it terms the Tobacco Planters' Guide, which will be greatly appreciated by all who contemplate settling in the South and by tobacco growers in general. The book, which has been compiled by experts, contains a large amount of valuable information relative to the best modes of raising the various grades of tobacco, the way in which to cure it and, in fact, directions for taking care of the plant from the time the seed is placed in the ground until the staple is sold in the warehouse. Some of the best lands in the country adapted to tobacco growing are found in the territory adjacent to the Atlantic Coast Line, and the book should be in the hands of every tobacco raiser.

The Maryland Agricultural Experiment Station, at College Park, in Prince George's county, Maryland, has established a creamery, with the necessary apparatus for conducting work upon a practical basis, according to the most modern and approved methods, and with facilities also for testing any new apparatus or methods that may be introduced.

During Christmas week farmers in the coast region of Texas were selling green peas, tomatoes and other fruits and vegetables in the towns of that section.

Gen. V. D. Groner, of Norfolk, Va., tells of a truck farmer near Norfolk who makes a clear profit of \$25,000 a year, mostly on kale and spinach.

MISCELLANEOUS.

The "Short Line Limited."

The Southern Railway Company's New York and Florida Short Line Limited is a magnificent train. The route of this service is over the Pennsylvania Railroad to Washington, the Southern Railway to Columbia, S. C.; the Florida Central & Peninsular Railroad to Jacksonville, and the Florida East Coast Railway to St. Augustine. The train includes also a through sleeper for Tampa over the Florida Central & Peninsular road. The train includes as complete an outfit of Pullman cars as has ever been sent into the Southern country. It is made up of a Southern Railway baggage car, a modern day coach of the same road, two Pullman sleepers, a Southern Railway dining car and a Pullman observation car, all vestibuled, heated by steam and lighted by gas. The observation car has a commodious observation apartment fitted with easy wicker-work chairs and plush-finished lounges, electric call-bells and tables. Books and papers are provided. Four trains will be required to maintain the daily service between New York and St. Augustine, and they will all be equal to the best provided on any line in this country. Leaving New York at 3.20 P. M. and Washington at 10.05 P. M., the New York and Florida Short Line Limited is due in Jacksonville at 6.30 P. M., and St. Augustine at 7.45 P. M. the following day, and Tampa at 6.45 A. M. the second day. Returning, it is to leave St. Augustine at 9.50 A. M. and Jacksonville at 11 A. M., (the Tampa sleeper leaving that city at 8.15 P. M. the day before,) and reach New York at 3.45 P. M. the next day.

The subject of bulletin No. 60 of the Mississippi Experiment Station is "Insects Injurious to Corn." The text is illustrated with numerous engravings.

Eastern North Carolina.

Mr. Patrick Matthew, a Scotchman, who has spent some years as an engineer in the Eastern counties of North Carolina, wrote as follows in an article on this region, published in a former number of the "Southern States:"

"In the counties in North Carolina bordering on the sounds much of the soil is of a deep black earth, easy to cultivate. It has been cropped continuously for more than a hundred years without any manure, and is still growing crops of Indian corn that cannot be surpassed. The soil is admirably adapted to all kinds of crops, more particularly trucking. Clover hay, which is almost entirely brought from the North, can be grown here in immense quantities. Here is the place to feed cattle, produce milk, butter and cheese, feed hogs, all of which find a ready market at prices equal to the markets in the old country, and, strange to say, are actually being imported into this section from the Northern States.

"The timber lands in this district are densely wooded, and although millions of feet of pine lumber have been cut, still there is yet much virgin timber and a large quantity of hard-

wood, such as poplar, sweet gum, black gum, hickory, ash, white and red oak, cypress, cedar, etc., which will be a great source of wealth in years to come.

"These valuable lands can now be bought at prices not to exceed per acre what old country farmers and farmers in the Northern and Western States are paying for rent, and I have not yet seen land in Scotland or England that can equal it for richness, even with all the heavy manuring. Of course, the fields are not fenced so nicely or kept in such good order, nor are the buildings of such a class as at home; but that can all be rectified, as lumber is cheap and labor reasonable.

"In some parts of this region some of the finest farms, that before the war were the pride of their owners, are now gradually going to ruin for the want of capital and labor, and can be bought at sacrificing prices. The land is capable of growing all kinds of crops. Cotton, Indian corn, wheat, oats, rye, beans and peas, clover hay to perfection, peanuts, Irish potatoes, yams, beets, carrots and turnips, tomatoes, cucumbers, watermelons to perfection, figs, rice, or anything that does not actually require a tropical climate. Grapes, peaches, pears, apples, plums and strawberries are also grown extensively for Northern markets.

"The people of this region are very cordial, and will do all in their power for strangers. I speak from experience. I came here a stranger in a strange land, and their Southern hospitality soon won my heart; so it will be with all who may decide to make this their future home.

"In conclusion, I have no hesitation in saying that a more desirable district does not exist for the old country farmer to make his home. Here his social life will be pleasant; he will be his own master, reaping all the benefits from the improvements he may make on his farm. Here his children will grow up having all the advantages of good schools, churches of all kinds, as much so as in Scotland or England. To the sportsman this district, perhaps, offers more inducements than any on the east coast of America. Millions of wild fowl of all kinds stay during the winter months in the sounds and waterways. The woods are well stocked with deer, bear, wild-cats, opossums, coons, turkeys, etc., and the cultivated lands with quail and hares. The creeks are full of fish, and the lower waters of the sounds full of oysters. The oyster fishing has a big future before it, and only requires capital to develop it.

"Although some parts of this fertile country, near the coast, are low and swampy, still it is very healthy, and the death rate lower than in any part of Scotland or England. I have been roaming the swamps and woods of Eastern North Carolina for the last eight years, and have not had a day's sickness. Back from the coast some miles the land is high, gently rolling and free from swamps; the soil a light sandy loam, with clay subsoil, easily cultivated, and yielding abundant returns. The climate is tempered by the ocean breezes in summer and made pleasant, whilst in winter the

same cause keeps it warmer. We are so situated that we can grow both Northern and Southern crops."

One of the best agricultural areas of this region is traversed by the Wilmington, Newbern & Norfolk Railway, between Wilmington and Newbern. This Eastern section of North Carolina has now become almost world-famous as a truck-farming country, and the Wilmington, Newbern & Norfolk Railway has opened up some magnificent territory, where land may be had at extremely low prices. Mr. H. A. Whiting, the vice-president and general manager at Wilmington, N. C., is a Western man, and being familiar with the customs and methods and needs of Northern and Western farmers, he can answer intelligently and sympathetically any inquiries as to the territory of his road.

The Seaboard Air Line.

Happy the man, woman or child that can leisurely go on board the Bay Line steamer, or the Atlanta Special of the Seaboard Air Line, bound southward, for delicious rest in the sunshine of the old North State or South Carolina and Georgia. A millionaire Boston merchant had gone all over the country, to the Northwest and the Pacific Coast, to the celebrated sanitariums of Europe, and even to Asia and Africa, but without benefit of a permanent kind. One day he happened to be in a pine region in Georgia, and, to his delight, all of his asthmatic difficulties vanished. He could breathe again like other people untouched by disease. So, he forthwith built a fine residence, with all manner of pleasant and comfortable appointments, and although medically doomed to speedy death professionally, lived to about his eightieth year in great happiness. The Seaboard Air Line passes through or by many places where the Northerner, who has acquired fortune but lost health, can be rejuvenated and know what pleasurable existence really is. Mr. Hubbard has published much useful information about the climate and advantages of the terebinthine or pine region of North Carolina. People who seek fortune along with health, or, having fortune, desire physical and mental recuperation, are being more and more attracted to the pine region of the South Atlantic States traversed by the Seaboard Air Line.

The "Florida Special."

The famous New York and Florida Special is this year even more complete and sumptuous than formerly. The route of the Florida Special, as in former years, is over the Pennsylvania Railroad from New York to Washington, the Richmond, Fredericksburg & Potomac to Richmond, the Atlantic Coast Line to Charleston, and the Plant System to Jacksonville; that is what is known as the Atlantic Coast Line route. From Jacksonville to St. Augustine the route is over the Florida East Coast Railway, the time between New York and St. Augustine being twenty-seven hours and one-quarter, the same sleepers making the continuous trip between these two

points. Four distinct completely vestibuled trains, each the most perfect attainable, will make up the Florida Special's daily service in each direction between New York and St. Augustine. These elegantly appointed and superbly equipped trains are composed as follows: First, a modern and commodious passenger coach; then a Pullman combination smoking and lounging car, with baggage accommodations; three sleepers, or more, as may be required, and an observation car, the last-named having the customary bathroom, barber-shop and other annexes. These cars are all either new or newly fitted up for the service, and embody all of the improvements in equipment, arrangement of staterooms and drawing-rooms and other particulars, that characterize the Pullman Company's highest standard. The train is lighted throughout by electricity, generated by a dynamo in the baggage-room, and is heated by steam, as a matter of course. The Florida Special is scheduled to leave New York daily, except Sunday, at 4.30 P. M. and Washington at 10.48 P. M., and to arrive in Jacksonville at 6.30 P. M. and St. Augustine at 7.45 P. M. the next day. Returning, it will leave St. Augustine at 11.30 A. M. and Jacksonville at 12.33 P. M., and arrive in New York at 4.23 P. M. the following day. This train carries also a through sleeper between New York and Tampa, by way of Waycross, Ga., and the West Coast lines of the Plant System.

An Attractive Region.

The Seaboard Air Line's monthly paper, "Salmagundi," published at Portsmouth, Va., has a clear statement of some of the advantages of the Seaboard Air Line territory:

"The advantages of the country along the Seaboard Air Line from the seaboard to Atlanta, Ga., are attracting much attention, as is shown by the movement of population toward this section of the South. As the traveler glances through the windows of the Atlanta special, as he is hurried to the North, or to the 'Chicago of the South,' he cannot but notice the many new houses which are to be seen in the various towns all the way from the suburbs of Atlanta to the fields of Tidewater Virginia. This in itself is the best evidence of the trend of immigration. All of these communities have more or less advantages which tempt the newcomer.

"In case he is a mill operative, he finds cotton mills at several of the principal points, some of which are working day and night in order to supply the demand for their products. This is a permanent, profitable and pleasant employment, for the conditions of Southern mills are such that they are far healthier than many of the Northern factories, which, crowded together in large cities, force their operatives to breathe vitiated air and to be surrounded by other deleterious features.

"In case he is a farmer, he finds that every variety of grain and vegetables which can be raised in the North, in addition to cotton, tobacco, peanuts and other crops peculiar to the South, can be grown in one or another section

along this line. Fruit-growing is a feature, as is indicated by some of the horticulturists at Southern Pines and other points, in what was a few years ago considered a region which would only produce pine trees and shrub bushes.

"The advantages of the country along the Seaboard Air Line also attract the homeseeker with a small capital. He can purchase for a 'song,' to use the slang expression, enough land to raise all the vegetables and other table supplies he needs, also to make his own bacon, keep one or two cows, and, in fact, to have all the comforts of home, although it may be a modest one.

"It is a fact that good land can be purchased anywhere on this route at from \$3 to \$10 per acre. Of course, the first-named price applies to the territory which has to be cleared, but labor is so abundant and cheap that this work costs less than one-half of what the same amount would require in the North and West. It is not necessary for the homeseeker to be isolated, as he can secure cheap property on the outskirts of any of the small towns, and have all the advantages of village life, in case he desires it. To the business man the growing cities along this road especially commend themselves. Charlotte, Raleigh and Henderson, in North Carolina, also Columbia, S. C., may be selected as among the most flourishing cities of their size in this country. All are more or less manufacturing centres; all are surrounded by a fertile territory, with comparatively large populations depending upon them for supplies. To the merchant engaged in any line of business, almost any one of these towns offers special facilities. The investor who desires to place capital in real estate, manufacturing or other enterprises will find splendid opportunities, if he be wide awake and willing to make a personal investigation of the field."

Scribner's Magazine enters upon its tenth year with several new departments and a most promising outlook for interesting features. The new departments that will attract many readers are called "The Field of Art" and "About the World," each of which will be a vehicle for additional illustrations. "The Field of Art" will keep the readers of the magazine thoroughly informed in regard to new men and their work. It will be written by the best authorities in this and other countries. "About the World" will summarize and comment on new movements in current history, science, industry, etc., with marginal illustrations.

The contribution in the February Atlantic which will attract, perhaps, the widest attention is an able paper entitled "The Presidency and Mr. Reed." It is a thoughtful presentation of the requirements of the presidential office and a discussion of Mr. Reed's fitness for it. It is the first of a promised series upon the issues and some of the personalities of the forthcoming campaign. In the same issue H. Sidney Everett has a paper on "Unclaimed Estates." He gives minute and most interesting information in regard to the large European

estates which are supposed to be awaiting American claimants. Mr. Everett's long diplomatic career has afforded him every opportunity of securing inside information.

In Florida the most noted trucking area is Polk county. Here there is but little danger from frost, and there is hardly any break in the growing season the year round. Vegetables are gathered for shipment to the Northern markets in December and January, when prices are the highest. Mr. Irving Page, at Auburndale, Fla., has for sale many thousands of acres of land in Polk county.

McClure's Magazine for February will contain eight important portraits of Lincoln, and will present material never before published. During this period Lincoln suffered financial wreck as a country merchant; made his first acquaintance, in a very romantic way, with Shakespeare and Blackstone; mastered surveying in six weeks, and became deputy county surveyor; was elected to the general assembly, and began his acquaintance with Douglas, and fell in love with a sweet and beautiful young girl, Ann Rutledge, and suffered the half-crazing affliction of her death on the eve of their marriage. In illustration of the paper there will be, including the eight portraits of Lincoln, twenty-eight pictures—many of them, also, never before published.

The initial article in Harper's Magazine for February will be a description of the city of Baltimore, by Stephen Bonsal. The article will be found to be appreciative, full of valuable information and well illustrated. Mr. Bonsal's intention is expressed in the following terms: "It is well known that the fame of Baltimore rests upon the valor of its citizens, the beauty of its women, the excellence of its cookery, the number and beauty of its historic monuments, and the possession of an excellent mayor, who has presided over the destinies of the city during eight terms (sixteen years). In the following pages I shall attempt to dwell upon these and other features of the city's life, which excite always the admiration and sometimes the envy of the visitor from a less-favored community."

The New Year's Ladies' Home Journal brings with it abundant assurance that it has inaugurated the red-letter year of its existence—that it will be better in 1896 than ever. The best known and most popular contemporaneous writers and artists are represented in their best achievements. The January number is exceptionally bright, fresh and interesting in literature and illustrations, and carries with it the explanation of its universal popularity.

Littell's Living Age, published by Littell & Co., Boston, easily maintains the place it has held for over fifty years, as "a magazine of foreign periodical literature unequalled in quality and quantity." The Living Age is a weekly magazine, and it gives in a year more than 3250 pages of reading matter, comprising

the best that is in the foreign magazines in the departments of fiction, poetry, travel, exploration, literary criticism, science, art, biography, history. As it is a weekly magazine, its subscription price is remarkably low, particularly when the high character of its matter is considered.

Probably nowhere else in the world is there a finer climate than that of Western North Carolina. This is the almost unvarying testimony of people who visit that section. Morganton, N. C., situated foot of the mountains, is in one of the best parts of the State, in a country rich in productive soil and agricultural capabilities, in timber, in water-powers, in beautiful scenery, and pre-eminently rich in healthfulness and delightful climate. Information about this wonderfully attractive region may be had from the Morganton Land & Improvement Co., Morganton, N. C.

Real estate operators and colonizing agencies will be interested in an advertisement of Mr. Irving Page, Auburndale, Fla., published in another column. Mr. Page has in hand for colonization 400,000 acres of land, and wants to unite with somebody who has money to operate it. There seems to be no trouble at all in colonizing Florida lands, judging from the results that a half dozen or more large colonizing companies now operating there are having. The advertisement of Mr. Page would seem to offer a particularly attractive opportunity.

Messrs. Samuel W. Goode & Co., Atlanta, Ga., offer for sale a tract of 24,000 acres of land in Georgia. The land is now timbered—the famous Georgia yellow-pine timber—and is admirably suited for agricultural and fruit-growing purposes when the timber shall have been cleared away. There is a railroad through the property, and it is offered at only \$1 per acre. It would seem to be an extraordinary bargain. It is in the sort of pine-timber region as that about Tifton, where there has been such remarkable fruit-growing development. Messrs. Goode & Co. offer also, besides much other property, a 1500-acre farm, 100 acres of it in peach orchard, six miles from Fort Valley, the greatest peach centre in Georgia, and one of the greatest in America. This 1500-acre property is in the cream of the peach district around Fort Valley.

In view of the growing interest in the culture of tobacco in the South, bulletin No. 30 of the Florida Agricultural Experiment Station is of great value and timeliness. This bulletin is devoted to general instructions as to the growing and handling of tobacco.

Mr. Frederick W. Baker, who has been manager for some years of the Detroit Journal, one of the foremost dailies of the Northwest, has been studying the South for a year or two, and has decided to withdraw from his newspaper work and undertake the handling of Southern lands and the promoting of Southern

immigration enterprises. Mr. Baker has opened an office in Detroit, Mich., at 716 Chamber of Commerce, and is prepared to hear from owners of Southern properties and colonization companies, railroad companies and others who are interested in getting immigration and capital.

Probably no Southern State has made greater progress in the last two or three years than Mississippi. The farmers of Mississippi are, as a rule, in a prosperous condition. They are not only, for the most part, making their own corn, meat, hay and other food products, but are shipping largely of these to the West. The J. E. Bennett Land Co., of Aberdeen, Miss., advertises that in the last twelve months it has sold \$200,000 worth of black prairie lands in Eastern Mississippi in small tracts to Northern farmers for immediate settlement. There are hardly any finer lands in the world than these prairie lands of Eastern Mississippi.

The resources of Pierce county, Georgia, are made the subject-matter of an illustrated pamphlet recently issued. This county is located in one of the most attractive parts of the State, and its farmers have been successful in raising a variety of crops. Its population is 80 per cent. white, and will cordially welcome all homeseekers. Blackshear, the county seat, has 1200 population, and is pleasantly located on the banks of the Alabama river. The A. P. Brantley Co., the Blackshear Bank, or Andrew B. Estes, of this town, will be pleased to answer all inquiries.

The number of Harper's Bazar to be issued on January 25 will be rich in material appropriate to the season. Evening gowns and wraps, from designs drawn by Sandoz and Chapuis, and a beautiful toilette for a belle at her first ball, by Baude, will appear. There will be a striking instalment of Miss Pool's serial, "Mrs. Gerald," and Mr. Howells's article on Boyesen, reminiscent and critical, will appear in this number; also, we may add, a strong article on "Reasons for Woman's Suffrage under a Popular Government," from the pen of Florence Howe Hall.

The farming country in South Missouri is excellently described without the use of words in a book which has been published by the Kansas City, Fort Scott & Memphis Railroad Co., entitled "Snap Shots in South Missouri." This pamphlet, which is beautifully illustrated in half-tone views, will be especially interesting to the fruit-grower and farmer on account of the scenery which it so plainly and strikingly illustrates. The views include orchards of various kinds of fruit, droves of pigs, flocks of sheep, herds of cattle, general farming scenes, grainfields, and, best of all, photographs of

crops, such as hay, corn and other staples, which, taken from life, show what a wonderfully productive country this railroad system traverses in this section of the State.

One of the most attractive of recent advertising pamphlets which we have received is one issued by the Kansas City, Pittsburg & Gulf Railroad. This road is now being pushed in almost an air line north and south between Kansas City and the gulf of Mexico, passing through a territory which offers special opportunities to immigrants. This region is described in the pamphlet referred to, and the description is illustrated by a great many fine engravings.

An advertisement for the sale of St. Vincent's island, off the coast of Florida, appears in this issue of the "Southern States." With its many attractive features, and its advantages as a site for a hunting or fishing club, or for the winter home of a wealthy sportsman, it would seem unlikely that the chance to purchase this well-known island at the reasonable figure named will be offered long without a taker, especially in view of the fact that all the desirable islands off the Southern coast are in hands which are extremely unlikely to let go of them at any figure.

The Lucas & Richardson Co., Charleston, S. C., has published a very handsome handbook of South Carolina. The resources of the State in soil, climate and agricultural capabilities, in minerals, timbers and water-powers, are well set forth, and attention is given to historical, educational, religious and social matters, and to business and commerce, waterways, railroads, etc. Following a general treatment of the State as a whole, comes descriptions of the several counties in detail.

Bulletin No. 28 of the Georgia Experiment Station is devoted to the subject of grape culture. The sixty pages or more of the bulletin contain very elaborate and exhaustive directions for treatment of the grape in all stages of growth and under all conditions. The text is illustrated with a great number of engravings.

The seventeenth annual report of the Commissioner of Agriculture for Virginia, just issued, is an interesting and instructive publication. It contains not only the formal reports of the different departments of the Board of Agriculture, but besides that, a vast amount of valuable information about agricultural conditions and capabilities in Virginia and a number of articles by experts on special agricultural topics. Col. Thomas Whitehead, the commissioner, has succeeded in making even an agricultural report a very interesting book.

THE SOUTHERN STATES.

FEBRUARY, 1896.

TERRITORY OF THE SAN ANTONIO & ARANSAS PASS RAILWAY.

From a beginning so small that a current story credits its founder with an original capital of only a five dollar bill, the San Antonio & Aransas Pass Railway system has come to be a potent factor in the development of a rich and increasingly prosperous section of the Lone Star State. This section, fringing the Gulf of Mexico and extending back from fifty to 150 miles, seems to be an epitome of all that is best of soil, climate and possibilities of development in the great State of Texas. With a prophetic vision of the time when a deep-water harbor would give to the cities along the Corpus Christi and Aransas bays a commerce magnificent in proportions, when the rich lands of the Texas coast belt shall have received their rightful complement of settlers and agriculturists, the originator of this railway system started his road from San Antonio to Aransas Pass, deeming it the logical point for a deep-water channel along this portion of the Texas coast. Today this road has become a system with a mileage of 688 miles. One arm extends from San Antonio to Waco, another to Houston, while the southern line, 150 miles long, reaches Aransas Pass, Corpus Christi, Portland and Rockport, one of which cities seems certainly destined to become an important seaport town in the not distant future. There are also branch lines extending northwesterly to Kerrville and to Lockhart, and altogether the system pretty fully covers the Texas coast belt, so that even under

present conditions there are great possibilities for a large development of the resources of the section, opportunities which are being seized by the present active and able management of the system. The fame of this rich region is being sounded abroad in proper and energetic manner, and immigrants are being attracted in large numbers from all parts of the country by the presentation of the opportunities which even now exist here for very profitable farming, and under most favorable and comfortable conditions. But the work of this railroad system and the present development of the tributary country are interesting more in the light of future possibilities than as achievements already accomplished. What will follow after the completion of work, the success of which is assured, on the removal of the bar in the gulf, when ocean vessels may discharge and load their cargoes at the wharves of Rockport, Corpus Christi, Aransas Pass and other cities along Corpus Christi and Aransas bays, will be as the change in business conditions which followed the construction of the Union Pacific Railroad into the undeveloped regions of the great West. Numerous unlooked-for delays have retarded the work of building jetties at Aransas Pass, but the work will be completed by Alex. Brown & Sons, of Baltimore, and the benefits which will follow to a large section of the Southwest will be almost like the opening of a new continent to commerce. With twenty-five or

thirty feet of water at Aransas Pass, and its connection with every prominent railroad system in the country through the San Antonio & Aransas Pass Railway, it has an outlet to the North, East and great Northwest. Statistics gathered for presentation at one of the deep-water conventions held in the West some time ago show that the surplus products of the region

the grain traffic which will pass through that harbor eventually is vast beyond easy comprehension. What the opening of this harbor will do for the Southwest in the way of commerce, settlement and manufactures can be approximately computed by a careful study of resources, conditions and geographical situation, and that there is destined to be worked out here



GRAPE CULTURE.

lying directly tributary to Aransas Pass amount to over \$500,000,000 in value yearly. The saving in freight which would result from shipping these products through that port would amount to \$120,000,000 annually. Aransas Pass is nearer by from 500 to 1500 miles to this tributary country than any Atlantic port, and

a development of most momentous importance to a vast region of country, no one familiar with the situation will deny. As was most strikingly shown by Mr. Brewster Cameron, in an exhaustive address before the cattlemen's convention at San Antonio last February, the completion of the work on Aransas Pass harbor will pro-



HOW WE EDUCATE THEM ALONG THE SAN ANTONIO & ARANSAS PASS RAILWAY.

duce consequences of not only State, but national and international importance.

But meanwhile it is interesting to note what is being done, and what has been accomplished in the way of developing the rich resources of the gulf coast belt since the construction of the San Antonio & Aransas Pass Railroad, and, as a feature of Southern development, to look into the conditions which are even now causing a large influx of immigrants into the coast-belt country. Fertile lands at cheap prices, a soil adapted to a large variety of products, a favorable and healthy climate and already good market facilities are found to be the foundations on which the immigration agents of the San Antonio & Aransas Pass Railway system are working to fill their tributary country with settlers. Lands along that line can now be bought at from \$4 to \$10 an acre—lands of same character as are bringing two and three times that price in older settled sections of the State to the east. Of

present possibilities, an interesting picture is given by a recent writer in the Aransas Pass Herald, who says:

"Climate and soil favor the growth of all fruits and vegetables of the temperate zone, all semi-tropical products and a few that are strictly tropical. As the country has hitherto been fenced up in huge cattle pastures, horticulture, for commercial purposes, is still in its infancy, and most of the 2,750,000 people in Texas obtain their fruits and vegetables from California, Florida and other distant localities. The distance from those points of supply holds the prices in Texas markets to a higher level than in any other State of the Union, and offers the highest reward for a horticultural industry at home. In several localities the industry is established, and proves so successful that there is a general awakening to its importance, and the development in the next ten years will undoubtedly equal that in Southern California in the last twenty years.

"The horticulturists of Southwest

Texas will not be confined to the markets of Texas, but will have the range of all that are now reached by California products, with the tremendous advantage of earlier seasons and 1500 miles in distance. The products of this coast region can be placed on all Eastern markets in less time, at less expense, and in better condition than is possible for the California products. The great variety of fine European grapes attain greater perfection here than in any other part of the United States, ripen four to eight weeks earlier than the earliest in California, and thus have the run of the markets when there is no competition, and the largest returns can be obtained. Perishable products, that could not be profitably shipped from California can be safely shipped from the gulf coast to St. Louis and Chicago. Grapes from this region have been marketed in California before there were any California grapes ripe. The vegetables imported from Bermuda—chiefly onions and tomatoes—attain greater perfection here than in the Bermudas. There is as yet no intensive cultivation, no fertilizers being used, nor artificial irrigation, but the last State agricultural report gives the

acreage in onions in Aransas county at twenty-five and three-quarters, and the value of the product \$4375.

"In the coast country about Aransas Pass and Corpus Christi there are large tracts of land platted into 10-acre tracts and sold at \$20 per acre, one-third cash, balance in one and two years at 6 per cent. interest. Thus the first payment on ten acres is \$66.70, and ten acres of this coast land will confer upon the industrious owner more wealth, health and happiness than he can glean off a section of land in the Northern wheat and blizzard belt.

"A thousand dollars here will establish a man more safely than \$5000 in the North. He can live comfortably in a shell of a house that would be equivalent to suicide in Dakota. He is not obliged to exhaust his capital in piling up fuel and extra clothing, and winter feed to tide over six months of an Arctic winter. He can erect the cheapest kind of a house, buy the lightest implements and light horses at \$15 to \$25 each, and with an insignificant outlay he finds himself fully embarked on his horticultural career. He does not have to poison his family on alkaline water, or mortgage his



CORN AND PUMPKINS ALONG THE SAN ANTONIO & ARANSAS PASS RAILWAY.

future to bore a hole toward China, but he gets an ordinary well point, drives it ten to fifteen feet deep in twenty minutes, screws a pump on top and has the purest water at command. The first three years his income will be derived from fall, winter, spring

in the morning, and placed on the San Antonio markets in the afternoon. Carload lots can be shipped on fast trains to more distant markets. The towns on the coast afford a considerable home market.

"Along this coast there are aids to



SHEEP RANCH

and summer vegetables. He can utilize his land all the year. But if he is wise he will plant an orchard or vineyard the first winter, and then: 'What a joy for a man to stand at his door and simply look at them growing, leafing, blossoming, fruiting, without pause during the perpetual summer, in the little garden of the Hesperides, where, as in those of the Phœnicians of old, pear grows ripe on pear, and fig on fig, forever and forever.'

"The San Antonio & Aransas Pass Railway reaches all points on the gulf coast from Rockport and Aransas Pass to Corpus Christi. The company takes an active interest in the welfare of the cultivators on the coast, affording every facility for cheap and rapid transportation. Products of the truck farms can be picked and packed

economy of living, that are readily taken advantage of. From fall to spring all the waters are covered with millions of ducks, geese and brant, and on shore there are quail, rabbits, peccaries, wild turkeys, deer, etc. The bays are alive with the finest food and game fish of many varieties. There are oysters, shrimps, crabs and turtles without limit.

"Another pleasant feature is the conspicuous absence of doctors' bills from the domestic economy. As the residents say, the country could not be healthier. There is absolutely no malaria in this coast country. This may be ascribed to the pure drinking water and the salt breeze from the Gulf of Mexico. The doctors say there is no prevailing disease, and children grow up in perfect immunity from many of

the dangers that surround them in the North."

The list of products which can be successfully and profitably raised in this favored region is a long and interesting one. Among the crops now being successfully cultivated are cotton, corn, oats, Japan rice, sugar or ribbon cane, alfalfa and other varieties of grasses. In vegetables, the tomato, sweet potato, Irish potato, cabbage, cauliflower, onions, egg plant, okra, green pea, wax bean, cucumber, beet, turnip, lettuce, celery, pumpkins, squash, cashaw and all kinds of melons. In fruits, the olive, orange, apple, pear, peach, (both Spanish and Chinese), the famous Le Conte pear,

tomato. Grow it by all means, grow all you can, feed it all you can, get big tomatoes, and the country will want them, and hunt you up for them. We should ship thousands of bushels from here, the earliest that can be had. The average price in markets is \$3 to \$4 per bushel. We can easily raise 100 bushels per acre. We have a big advantage in this crop over central Mississippi growers, and there is no end to the sales.

"Another vegetable is the sweet potato, and if there is one specially deserving of an encomium, it is this. Useful at all times, and useful everywhere, it should be grown for early market and for late. It can be sold from July



SHORT HORN BEAUTIES ALONG SAN ANTONIO & ARANSAS PASS RAILWAY.

plum, fig, mulberry, pomegranate and the different varieties of berries.

Of these crops Mr. Henry T. Williams, a State authority on such matters, says: "Of vegetables, I know of no crop more worthy of attention, with greater chances of success, than the

to January, and still be in demand at \$1 per bushel. The early Irish potato is also a very profitable crop. Planted in January, the new potatoes are generally ready for sale in April, bringing in North Texas markets from \$3 upward. A common price on the lands

here in Southwest Texas for shipment to the West is \$4 per barrel, and from fifty to 100 barrels are realized per acre. Two crops a year might be grown, but the spring crop is usually the best and most profitable. Cabbage is a very common crop, and is planted from September on to February. It is of remarkable quality and exceeding sweetness, and no portion of the United States excels this section for its quality of cabbage. After the California crop is marketed in Texas there is a lively and steady demand for those raised in Southwest Texas, and an average yield will net \$150 to \$250 per acre, often more. Cauliflower is also easily raised and readily sold, as are onions, the New Orleans Creole variety being most preferred. It is a natural onion country, equal to Bermuda, Spain or Italy.

"The egg plant is at home in this climate and soil, and nowhere is this vegetable so fine or prolific. It is a choice and deserving succulent. Okra is also raised in profusion, and lasts until Christmas. Green peas are enjoyed all winter long, from October until April, every day if needed. Wax beans may be sown twice in the spring and again in the fall. Beets, turnips and all root crops are sure, and none are sweeter than those raised in this country, while lettuce, celery, pumpkins, squash and cashaws follow on with success. Onions, cabbages, radishes, melons and beets take up with these salt lands in the coast belt of the Aransas Pass system, washed as they are by the sea spray and the dense atmosphere, and other vegetables, particularly the Irish potato, becomes much sweeter than elsewhere. The general average of income from an acre of garden land well managed is not far from \$200, and this is a safe average for a combination of crops and a good yield."

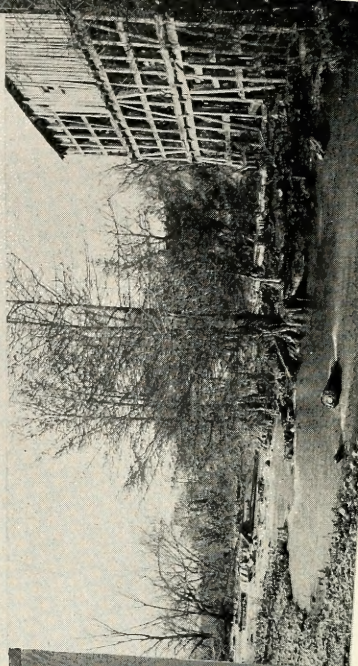
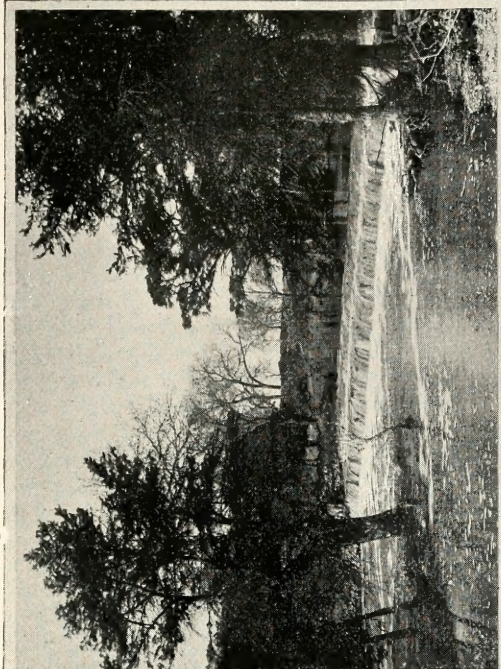
The three soils predominating in Texas are the light sandy, bordering the seacoast, the black loams, higher up, consisting of a mixture of the heavier land with sand, and the black waxy or heavy black land. For gardening the sandy soils are the most

advantageous, as they are warm, early in bearing and retentive of moisture. The other lands, however, are excellent for the heavier crops, particularly the famous black waxy lands.

The counties traversed by the Aransas Pass system include San Patricio, Nueces, Lee, Aransas, Bee, Karnes, Wilson, Bexar, Kendall, Kerr, Dewitt, Lavaca, Gonzales, Caldwell, Fayette, Milam, Falls, McLennan, Colorado, Austin, Fort Bend and Harris. From Waco, the northern terminus of the road, south to San Antonio, corn and cotton are the big crops, as they are on the main division between San Antonio and Houston. The Kerrville extension will eventually reach Llano and open up a great mineral country.

Aransas county is on the extreme south, 160 miles from San Antonio, and is level prairie sandy soil and exceedingly rich. Vegetables and fruits are the chief products, the culture of grapes being also very profitable. Large quantities of oysters and fish are also shipped daily from Aransas bay to the North and West, and the traffic in green turtles is decidedly large. The county includes 129,920 acres of land, much of which is cheap and accessible. Bee county follows with great stock-raising facilities, and this county is already attracting a heavy immigration. The general surface is rolling prairie with luxuriant growth of grasses. Bexar county is still further from the coast, with San Antonio as its county-seat. The lands are rolling prairie, of exceeding richness, either for grazing or general agriculture. San Antonio is the largest horse market in the world, as well as the third largest wool market, and a great centre for hides. In 1893 the wool shipments reached 5,850,000 pounds, over 1,000,000 head of stock and 1,150,760 pounds of hides. The great ranch and stockmen make this their headquarters, many having fine residences in the city. It is a port of delivery, and a great market for farm, field and ranch. The headquarters of the Aransas Pass Railroad system are located here.

Caldwell county, on the San Marcos



SCENES ALONG THE LINE OF KERRVILLE BRANCH SAN ANTONIO & ARANZAS PASS RAILWAY.

river, is a level country, with a dark prairie loam mixed with sand, and well adapted to farming, stock-raising and the cultivation of grapes and fruits. Improved lands in this county sell from \$5 to \$30 an acre, and unimproved from \$1 to \$5, the average taxable value being \$6.18 per acre.

Colorado county is very productive, and its acres produce an abundance of corn, cotton, oats, fruits and vegetables. It is well watered by the Colorado river and small streams, as well as lakes abounding in fish. Prices here are \$15 to \$25 an acre for improved, and from \$1 to \$5 for unimproved lands, the average taxable value being \$3.26 per acre.

Dewitt, with its 587,520 acres, none of which is unfit for cultivation, is one of the best vegetable and cotton counties in the State. It is midway between San Antonio and Houston. The soils are rich loam, black waxy and light sandy, amply watered. Besides corn, cotton, etc., the cultivation of ramie and jute is one of the industries. Sorghum cane also thrives. It is one of the most prosperous counties in Texas. Falls, so named from the falls of the Brazos river, is more to the northward, and is distinctively a farming section, cotton, corn and fruits being raised in large quantities. Improved lands here sell from \$10 to \$25 an acre, and unimproved from \$5 to \$12, the average taxable value being \$7.40. Fayette, pierced by the Colorado river, is about equally divided between prairie and timber, the timber consisting of oak, black jack, pecan, elm, huckleberry and cedar, available for fuel and building purposes. The raising of improved breeds of live-stock is a favorite occupation. There are also large deposits of kaolin in the county, and its entire area is susceptible of cultivation. Ford Bend lands sell from \$6 to \$25 an acre improved, and \$2 to \$10 unimproved. There is also plenty of timber here, post oak, black jack, live oak, mesquite, elm, ash, walnut, pecan and burr oak predominating. All of the cereals, as well as fruits, yield well.

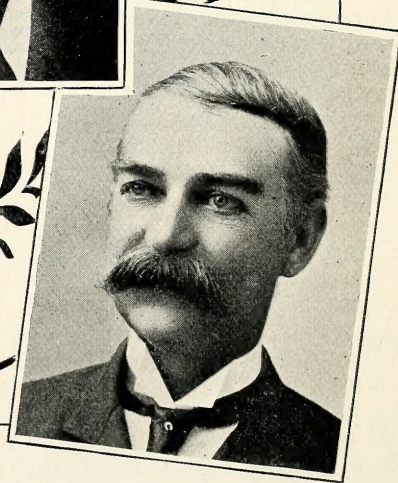
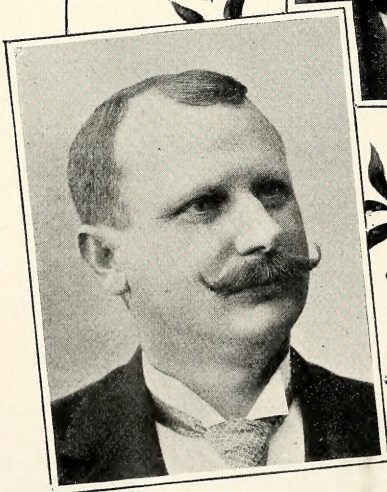
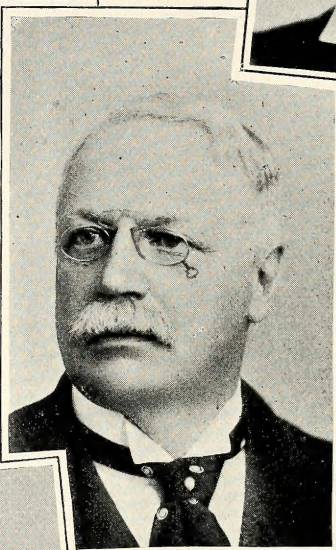
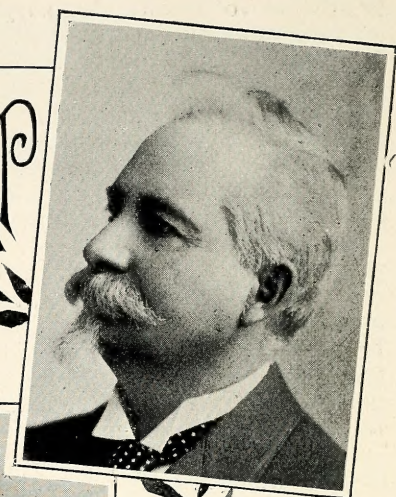
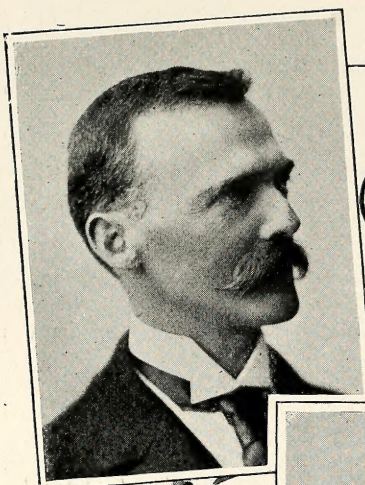
The city of Houston is the county-

seat of Harris county, which, as is well known, abounds in exceedingly rich lands, and is growing rapidly in wealth. Karnes, north of Bee county, of rolling prairie, well watered, and devoted to stock-raising and general farming. Land here can be bought very cheap, and on long time; in fact, some exceptional bargains are to be secured in this county.

To the north of San Antonio lies Kendall, a county the soil of which is mostly rich black loam, where all kinds of grain, tobacco, fruit and grapes thrive, and are being heavily planted. The water-courses here also afford good power for manufacturing. The people are largely Germans, who are characteristically industrious and prosperous. The climate here is especially fine for lung and throat troubles. In Kerr county the chief industry is cattle and sheep-raising, though wheat, oats, rye and sorghum cane grow finely. The Guadalupe river, a swift, clear stream, rises here, and Kerrville, the county-seat, and the northwestern terminus of the Aransas Pass road, is quite a health resort.

One of the best cotton counties in the State is Lavaca, 35,000 to 40,000 bales being raised annually. Improved lands sell from \$5 to \$15 an acre, and unimproved from \$5 to \$15. The surface is prairie, the soil black loam, and several rivers pierce it. Farming and stock-raising employ the people of Lee county, and, with an ample supply of streams, it is a prosperous section. Several mineral and medicinal springs also exist here.

In McLennan county, in central Texas, the soil is a rich loam, very fertile, and producing cotton, corn, vegetables and fruits in abundance. The city of Waco is the county-seat, and controls one of the richest sections of Texas. Improved lands sell from \$10 to \$75 an acre, unimproved from \$2 to \$20. The general surface is undulating, with considerable timber. Milam is also in central Texas, on the Brazos river, a rich section, and being rapidly filled with immigrants. Cotton, corn, sugar-cane, vegetables, fruits of all kinds and stock of improved breeds



E. J. MARTIN
Genl. Freight and Passenger Agent
J. W. TERRY,
Auditor.

T. E. STILLMAN,
President.

M. D. MONSERRATE,
Vice Pres. and Genl. Manager.
W. H. FIELD,
Treasurer.

GENERAL OFFICERS.

are raised here. Nueces county was formerly devoted to stock-raising, but with the influx of new people much attention is now being given to farming and small fruits. It is one of the gulf counties, with a rich sandy and chocolate soil, highly productive. Corpus Christi is the county-seat. San Patricio is also a gulf county, level, and possessing a variety of soils, including the black waxy, black sandy, hog wallow, sandy loam and alluvial. These are susceptible of a high state of cultivation, and sell from \$3 to \$5 an acre. The tax rate here is the lowest in the State, being only twelve and one-half cents on \$100. Peaches, plums, melons, garden truck and grapes produce extraordinary crops. In Wilson county lands sell from \$3 to \$15 an acre improved, and \$2 to \$5 unimproved. The lands are adapted to farming and stock-raising, are well watered and very fertile. There are also a number of medicinal springs here.

This brief description of the various counties traversed by the San Antonio & Aransas Pass system indicates that there is, tributary to this road, an agricultural territory embracing every crop grown in the Lone Star State. It is, moreover, a section already well settled, and, having the advantages of churches, schools and colleges, a vital point with many intending immigrants. Not only are these counties exceedingly productive as to soils, genial as to climate conditions and within easy access to the markets of the State, but they are peopled with intelligent, industrious settlers, who are anxious for others to join with them in developing their respective sections and becoming citizens and brother Texans. The people are large-hearted and public-spirited, and are alive to the advantages of securing accessions to their population. And in the work of spreading abroad the fame of their section, they are heartily backed up by the San Antonio & Aransas Pass system.

Officered as is the Aransas Pass system by such aggressive and progressive men as T. E. Stillman, president;

M. D. Monserrate, general manager, and E. J. Martin, general freight and passenger agent—men who are known throughout Texas as successful developers, and men who appreciate the benefits of immigration—there can be no question that the next few years will see great achievements in the rapid settling up of Southwest Texas.

San Antonio is the centre of the system, a city renowned for its healthfulness, its great wealth and the enterprise of its people, and from this central point the lines of the Aransas Pass railway stretch east, west, north and south. Of San Antonio it is hardly necessary to speak its praises here, for no city in America possesses a more picturesque celebrity. Its romances, its legends, its traditions and its history have been told in song and story by every writer who ever visited the place, and the visitor, whether on business or pleasure bent, cannot but linger among its beautiful plazas, cannot but re-visit Alamo, the magnificent military post of the United States government, the health-giving springs, the charming avenues and boulevards, the thousand and one drives from the city, and long to return to this the most attractive of all Texas cities. Thousands of people from the North and West come here each year for their health, and hundreds are so charmed that they remain and engage in business permanently.

Within a few years Aransas and Corpus bays, with their towns of Rockport, Corpus Christi, Portland and Aransas Pass, have grown into national repute, because of the hunting and fishing resources. Here is the home of the tarpon, the gamiest fish that swims, and sportsmen travel across the continent to have a day's fight with the silver-scaled denizen of the deep. Between St. Joseph and Mustang islands runs the swift channel, connecting the gulf with Aransas bay, and in these rapid waters the tarpon lives. The dream of the fisherman is here realized, and upon his first sight of the channel, where hundreds of these colossal fish are constantly playing like porpoises, his blood tin-

gles and thrills with the expectant sport of landing some of them with rod and reel. Nor is he disappointed, for so plentiful are the tarpon that he is hardly upon the fishing grounds and a cast made ere he is in the midst of the biggest fight of his life.

Among the famous catches at Rockport last year was one by a Wisconsin gentleman of five tarpon in a single day, which measured as follows: two, four feet ten inches; one, five feet one inch; one, five feet eight inches, and

and Judge A. W. Houston, of San Antonio, landed nineteen tarpon in two days' fishing; the first day they caught twelve of the silver kings, thus making the largest record in the world of fish caught by any two men.

On November 4, 1895, Dr. F. G. Yates, of Colorado Springs, Col., landed two tarpon.

On November 5, J. K. Cochran, Chicago, Ill., landed two tarpon, length five feet eight inches, weight 102 pounds.



THE LARGEST TARPON CATCH IN THE WORLD—12 IN ONE DAY.

one, five feet ten inches, ranging in weight from thirty-five to 115 pounds each—a truly royal catch. Mr. H. M. Wallis had forty-four “strikes” and landed five tarpon in one day—the record-breaker; Mr. W. M. Lewis had thirty “strikes” and landed four, and Mr. F. K. Bull, twenty-five “strikes” and landed three.

A Few of the Catches for 1895.

In October, 1895, Hon. P. J. Lewis

Ed. Boyle, Memphis, Tenn., one tarpon, five feet, weight 93 pounds.

On Nov. 6, W. C. Gillette, Chicago, 120 Franklin street, landed one tarpon six feet three inches, weight 121 lbs.

A. J. Snider, Kansas City, landed one tarpon six feet five inches, weight 137 pounds, in exactly nine minutes with a No. 18 single-thread line.

November 7, Mr. Snider landed one tarpon five feet three inches, weight 103 pounds.

November 8, W. M. St. Clair, Kansas City, landed one tarpon, length five feet four inches, weight 114 pounds.

Mr. J. W. Hazlewood, 931 President street, Brooklyn, N. Y., a very prominent business man and an enthusiastic sportsman, who has been spending his winters in Florida, concluded to try fishing and hunting at Aransas Pass. Mr. Hazlewood said: "If getting tarpon above water is fine sport, then I have had it. I have been going to Florida to fish for tarpon, but have no hesitancy in saying that Aransas Pass is far ahead of Florida. If the advantages of this favored spot were known among the Northern sportsmen they would soon change their bases of operation."

Mr. A. B. Pickett, editor of Memphis Scimitar, together with a party of Memphis sportsmen, after having spent ten days fishing and hunting in the vicinity of Rockport, wrote as fol-

lows: "We have had the very best time which any party of sportsmen ever had anywhere. * * * We found your section of the State the finest place for game of all kinds, fish in great abundance, the silver king tarpon in unlimited numbers; truly you have the ideal sportsmen paradise."

The tarpon fishing grounds find an attractive companion in the hunting grounds also around Aransas bay. Canvas-back ducks are plentiful, and quail and rabbit are abundant. The total number of canvas-backs shipped to Northern and Eastern markets from Rockport every winter is very large, over 50,000 having been shipped last winter in a period of less than two months. This number does not include those shot by the sportsman who visits the locality for his own pleasure. Some of the records of ducks and geese are as follows: Captain Bludworth, of Rockport, Texas, killed in one day 116 geese, twenty-three white



ONE HOUR'S FISHING ON THE SAN ANTONIO & ARANSAS PASS RAILWAY.

brant and fifty-three mallard and red-head ducks; E. G. Nelson and Charles Kerr, also of Rockport, killed 191 red-head and canvas-back ducks in a day; C. Perry and W. L. McCarver, of Denison, Texas, killed in an hour and one-half 191 ducks of different kinds, mostly canvas-backs and red-heads, and R. P. Bracht shot thirty-seven ducks in an hour from a blind near his store at Rockport.

In addition to the vast possibilities, commercially, which are seen in an adequate development of this South-western country, in addition to the attractions which draw the sportsman and the tourist to this section, the advantages of the coast country as an all-year resort are interesting and worthy of consideration. The temperature record of Aransas Pass, Corpus Christi, Rockport and intervening points is exhibited in proof of its claim of superiority of this locality over many of the present California resorts, and the bold bluffs, the Port Aransas cliffs, which rise above the bay in a sheer height of forty feet, certainly give an advantage of picturesque situation seldom found at coast resorts. When ample hotel accommodations have been secured, a work now under way, it is expected that the flight of Northern tourists will increasingly tend toward this pleasing coast country, with its soft airs, its healing waters, its luxuriant foliage and flowers, its splendid fish and game. It is surely an inviting land, where one ton of coal furnishes necessary winter fuel for the average family, and where the summer heat rarely exceeds 90°. January is the coldest month in the year. During twenty years, according to the United States weather observer at Galveston, the minimum temperature has fallen below 20° in five years only, below 25° in ten years and below 30° in thirteen years. The temperature along the immediate coast has not reached 100° in this period, the highest record being 98° in August, 1874. The uniform summer temperature is, day after day, 86° to 88°, rarely reaching over this, and then only to 92° or 93°, which is scarcely felt during the

presence of the coast breeze. In winter the days are a succession of pleasant temperature from 40° to 60°. When "northers" appear the temperature varies from this, descending once or twice during the winter to 33° and 32°. Seasons occur of special notice, usually several years apart, when the temperature descends still less, but is of short duration and on the last day of a "norther," when it has reached as low as 26° or 27°, and in two seasons far apart as low as 23°.

The climate is similar to that of Italy and southern California. The annual rainfall near the coast is fifty inches, heaviest in September and lightest in February; yet in the wettest season scarcely a day passes without its share of sunshine.

Aransas Pass is one of the finest natural harbors in the world. It is located about 150 miles southwest of Galveston and is practically landlocked, the roads for vessels being from twenty-five to forty feet deep and affording four miles of water-front on one side for docks. The channel connecting it with the Gulf of Mexico has been obstructed by a sand bar. This is being removed by an extensive system of stone jetty work, as a result of which the depth of water has been steadily increasing as the work has progressed, until it is now nearly twenty feet, or enough to permit an ocean steamship to enter the harbor. The money necessary to make the improvement has been furnished through the medium of Messrs. Alexander Brown & Sons, of Baltimore. The work is being carried on by the Aransas Harbor Improvement Co., which has all the contracts necessary to finish the jetty work and secure a depth of twenty-five feet across the bar.

Some of the capitalists interested in the harbor improvement have formed sub-companies to develop the water-front and to give it necessary railroad facilities. One of these is the Aransas Harbor Terminal Railroad Co., which has recently let contracts for a railway line seven miles long, which will extend along the harbor front and to the elevator, docks and piers to be



A DAY ON NUECES BAY—117 DUCKS.

constructed. Another company is entitled the Aransas Harbor & Dock Co., which intends building the necessary docks and piers in order to allow ocean vessels to receive and discharge cargoes alongside the wharves. Still another enterprise is a grain elevator, which is to be erected at a cost of \$250,000. This, in connection with a stock-yard, where thousands of cattle may be gathered for

shipment to Europe, will give an idea of the magnitude of the plans now under way.

The docks, elevator, warehouses, etc., are to be built along the waterfront on the north side of Harbor Island, which forms a portion of one side of Aransas bay. The city of Aransas Pass, which is included in the plans of the promoters of this development, has been located on the mainland,

fronting the bay and connected by the railroad line with the wharves and docks. It is admirably situated for residence and business purposes.

The development here noted indicates significantly how the attention of the outside world has been attracted

to the advantages of this section of the State, and it is safe to say that during the next five years the Baltimore syndicate and its associates will have placed millions of dollars in various enterprises here.

HOG RAISING IN SOUTH CAROLINA

By Carlyle McKinley.

It would not be practicable to give an adequate account of the revival and rapid development of the hog-raising industry in South Carolina within the past two years without going into details that would extend this article beyond reasonable limits. The record would make a good-sized book, and must be condensed into one chapter. The writer cannot undertake to do more than give the leading facts of the movement and its results.

The press of the State, in common with that of other Southern States, has diligently preached the gospel of "bread and meat first, and cotton afterward" for a score of years, but without success until last year. The farmers refused to be convinced until they had nearly ruined themselves, as they claimed, by pursuing the contrary policy. They stubbornly held their ground in the cotton-field; in fact, until the low price of cotton in the season of 1894-95 compelled them to abandon it. They did not plant a large crop in 1895, because they could see no hope of profit, or even of a fair return for their labor in the staple, at the prospective price of four to five cents a pound.

A few of them, induced by the pressure of hard times, the general destruction of crops by the cyclone of 1893, which traversed the length of the State, the high price of corn and meat and the difficulty of obtaining the usual "advances" of provisions from merchants and factors, had begun in the summer of 1894, as the event proved, to increase the acreage

of their cornfields and to raise a few hogs.

This fact was brought out in a somewhat curious way, as follows:

Some time in November or December, 1894, a party of manufacturers, or other industrial tourists, from the Northeastern States visited the Piedmont region of North Carolina, South Carolina and Georgia, and on their return home made public their "impressions" of the region visited in the usual form. One of them, while speaking favorably of the resources and opportunities of the South for agricultural purposes generally, added the wise judgment that it was "not adapted to raising hogs." The writer, having good grounds for holding a different opinion, determined to put the judgment to a practical test when occasion offered, and was soon enabled to do so.

One of the correspondents of the *News and Courier* reported incidentally a few days afterward that "Mr. W. S. Nicholson, of York county, recently exhibited in Rock Hill a twelve months' hog that weighed 297 pounds net." Much was made editorially in the *News and Courier* the next day of Mr. Nicholson's exceptionally fine hog, and he and York county were complimented warmly on their "progressiveness." The expected happened for once, and at once. In a very few days another correspondent in the same county took particular pains to report that another farmer, his neighbor, "had just killed a twelve months' home-raised hog that weighed 340

pounds net, or fifty-three pounds more than Mr. Nicholson's big hog." The bottom of competitiveness having thus been pressed, local and county pride did the rest. Reports of big hogs, and bigger hogs, and ever bigger hogs poured in, until the whole State became interested in the contest, the "prize" of which was a supposititious "cake" offered by nobody in particular and which in fact never materialized. The test of competitors, with the weights of their several hogs, lies before me, and is truly interesting because of its relation to the important developments that followed its publication. I can only give some of the weights.

Starting, as stated, at 297 pounds net, the figures increased gradually but rapidly as returns came in, making the record nearly as follows: Trio hogs, one year old, each 300 pounds net; four, 1300 pounds net; six, 1925 pounds net; one, 364 net; one, twelve months, 354 pounds net; one, eleven months, 390 net; one, eleven months, 410 net; one, twenty months, 403 net; one, eleven months, 443 net; one, eleven months, 450 net; two, 449 and 450 pounds; two, fourteen months, 948 pounds (830 net); one, two years, 460 net; one, nineteen months, 468 net; one, 482 net; one, eighteen months, 520 net; one, two years, 525 net; one, fourteen months, 591 pounds; one, "over 600 pounds;" one, 625 pounds; one, 660 pounds, and, finally, one, thirty months, 720 pounds net, which was an advance of 420 pounds net over the first entry.

Besides these separate records from individual farmers, the citizens of a number of towns and villages were reported as having raised a considerable weight of pork for home consumption. The little railroad station of Latta, with a population of a few hundred, reported "nearly 10,000 pounds." Thirteen citizens of Union "killed 16,700 pounds, and have more to kill." Twenty citizens of Yorkville killed 10,675 pounds net. Sixteen citizens of Williston killed 25,650 pounds; and so on. To their credit it should be noted that the towns and villages fairly led the country in the movement

at its outset, while they did not exhibit any prize animals. A few reports were made as to the character and cost of the food employed to obtain the results stated, but not enough to warrant repeating any of them.

So much interest was manifested with regard to this informal contest that the managers of the News and Courier determined to organize another contest in 1895, and accordingly in January offered three prizes of value to be competed for in that year, the contest to begin on February 20, to be confined to pigs born in 1895 and to run for 300 days, the first prize to be awarded to the hog making the largest gain in weight in that period, the second prize to the one making the next largest gain, and the third prize to the one making "the largest gain at the lowest cost." The conditions of the contest were simply that the weights of the hogs on the first and last days of the period should be certified and sworn to by three reliable persons, and that the owner of each should make a sworn report as to its age, breed and the method and cost of feeding.

This contest naturally excited more general interest and attention than the belated and irregular one of the preceding year, and was productive of better records and of important general results. A number of contestants dropped out of the race as it progressed, but twenty-six remained in it to the end and reported results, methods and cost of feed as required.

The contest, it should be remembered, was confined to hogs born during the year, and was limited to 300 days. The start was made on February 20, and the weight of the pigs on that date was not counted. The competition was for the largest gain in the weight of the animals in the 300 days. The more notable results were as follows:

The gains ranged from 215 pounds up to 591, only one hog gaining less than 300 pounds, while nineteen of the twenty-six gained over 400, and seven gained 500 and upward.

The gains per day ranged from .716 of a pound to 1.99 pounds, only one hog gaining less than a pound per day.

Ten gained upwards of a pound and one-half per day.

The cost per pound ranged from 1.32 cents to 4.5 cents; only three exceeding a cost of four cents a pound, only two falling below the cost of 2.55 cents a pound, and only three below three cents a pound.

The first prize was won by a hog raised by a boy, Master W. J. Richardson, of Abbeville county, which was born February 23, or three days after the contest opened, and was brought to the weight of 591 pounds in 297 days, or at the rate of 1.99 pounds per day, and at the cost of 3.75 cents per pound. The animal was a cross of the Poland-China and Berkshire breeds.

The second prize was won by a hog ("Ohio improved Cheshire") raised by Mr. J. Morgan Leach, of York county, which was born twenty-three days after the contest opened, and was brought to the weight of 529 pounds in 277 days, or at the rate of 1.93 pounds per day, and at a cost of 3.14 cents a pound.

There was some doubt as to the proper disposition of the third prize, and two prizes were therefore awarded; one, to Mr. D. H. F. Manson, of Edgefield county, for a hog ("mixed breed of Berkshire and common stock"), which gained 483½ pounds in 300 days, or at the rate of 1.61 pounds per day, and at a cost of 2.46 cents a pound; the other to Mr. Benj. Hiatt, of Colleton county, for a hog ("Essex, Poland-China and Big Guinea") that gained 303 pounds in 300 days, at the cost of 1.32 cents per day, his first feed having consisted of "waste from the table, mixed with corn and potatoes."

The most instructive fact of the contest, of course, is that the two highest prizes were won by the two youngest animals, and at a cost for feed considerably below the average and much below that of their unsuccessful competitors.

Of the general results of the agitation on behalf of the revived industry, it is not practicable to speak very definitely. It is unquestionably known that the industry is widespread and growing, and that it has already accomplished truly important results for

the agricultural interest of the State. Reports are plentiful and unanimous, from every county, that the farmers raised more corn and meat, or "hog and hominy," in 1895 than in any year since 1860, to go back no farther, and that they are freer from debt and generally in a more comfortable and prosperous condition than at any other time in the same interval. The money saved to the State by the production at home of so large a proportion of its meat supply alone must be reckoned by the millions of dollars. One county reports definitely the production of at least 500,000 pounds of pork in 1895 in excess of its usual product, and most of the counties have probably done nearly as well, and some even better. It is not possible to make a trustworthy estimate on this score, however, and I shall not venture one that might be misleading. The safer plan is to take practical business reports so far as they go and leave the rest to inference.

The News and Courier's annual review of the trade and business of Charleston for the year ending September 1, 1894, showed the importation of "bacon" during the year to have been 1640 carloads, or 41,000,000 pounds. The same review for the following year showed a reduction of these figures by 546 carloads and 13,650,000 pounds. The reduction in importations of corn for the same period was 225,000 bushels, of hay 9750 bales and of flour 46,981 barrels. The reduction in hog products alone as noted was nearly 14,000,000 pounds, which, at the average price of 1894, would amount to nearly \$1,000,000; and when it is remembered that Charleston is only one of several large distributing points in the State, that Augusta, Savannah and Atlanta in Georgia, also supply a large territory through their railroad connections in the State, and that many of the smaller towns usually supply themselves directly from the Chicago and other Western markets, the aggregate reduction of importations and consequent saving to the State, even for the year ending September 1, 1895, is readily seen to have been of a very

large amount. For the months succeeding that date it must have been considerably larger still, of course, as the crops of corn, etc., were hardly harvested at that time and the crop of hogs in this latitude is not "harvested" until well into the winter.

The effect of the large corn crop has been plainly exhibited and felt in trade circles. The price is lower in every part of the State than it has been at any time within the knowledge of this generation. Farmers who have been buying "Western corn" regularly for years now have corn to sell for the first time in their lives. I was informed a few days ago that a large Charleston merchant had remarked that he is "not selling one carload now, when he formerly sold one hundred carloads at the same time of the year." Bacon and other hog products have similarly and greatly declined in price, whether from the same cause I am not prepared to say. The same grade of pork that sold for eight cents a pound when the

hog-raising industry was first revived in earnest in the State, eighteen months ago, can now be purchased for five cents a pound. If the reduction is attributable in any degree to the revived local industry, it follows that the "hog and hominy" movement has been doubly beneficial, in that it has not only made most of the farmers wholly independent of Western supplies, but has materially reduced the cost of such supplies to less provident and progressive farmers and to all their neighbors as well.

In the condition described there are no data upon which to base a confident estimate of the saving to the people of the State which has resulted, directly and indirectly, from their enforced return to reasonable farming methods, but from the best advices I have been able to obtain it is probably wholly safe to say it has not fallen short of \$5,000,000 for the past year, and that it will much exceed that sum for the year 1896.



OLD FIELD HOMILETICS.

PART II.—GOOD BEEF vs. REED BEEF.

By Charles Hallock.

Phil. D. Armour, Esq., of Chicago, has been a Godsend to gastronomers. For many years all the principal cities in the land, with their hotels, restaurants and private families, have been fed with Armour's beef—juicy, tender, wholesome and satisfying. No matter what his sources of supply are, or how it is prepared, or what it costs to manufacture, the comforting facts remain that good beef is possible, that it can be kept fresh and wholesome for long periods and that it can be raised and put down at far distant markets at rates which are easy for the consumer and profitable for the purveyors. A fact still more suggestive is that Mr. Armour can carry his meat for hundred of miles and compete successfully in the open markets of grazing districts with their home products, and it ought to impress itself forcibly upon the consideration of stock keepers.

Beef-packing is a comparatively new business. Scarcely more than a generation ago Texas was the only great cattle range, and the only preserved beef of the period was jerked, or sun-dried, Indian-fashion, and sold in strips by the yard. In 1864 Texas stock cattle were worth but \$7 to \$8, and beef cattle \$16 to \$20 on the hoof, like they are now in the South Atlantic tidewater. The broad plains were exuberant with nutritious grasses; but remoteness from market, the hardships attending the business, the lack of a fixed monetary value and the privations of a ranchman's life made cattle-raising anything but agreeable and profitable, and capital passed it by with indifference. The product was simply the natural increase of the cattle themselves, with a reckless supervision on the part of the owners

and no impulse or manifest to improve the breed. It did not seem to occur to the ranchers that improving the breed could ever affect the status of cattle-raising, and, it may be remarked en passant, that very much the same conditions and happy-go-lucky economy prevails throughout the cotton States today.

But in 1866, when cattle began to be driven northward to Colorado, and after at least 100,000 of the lank and long-horned brutes had been quartered upon that recusant Territory, and the residents had striven, by protest, slaughter, legislation, intimidation and every other available device, to keep them out or get quit of them, they finally solved the knotty problem by a masterly stroke; they eliminated the evil by introducing fine blood among the bovines. And as the quality of the cattle began to improve, so did the price, and the number increased to half a million in 1871.

In that year the railroads began to come, and the price of beef went up from two cents to four and one-half cents per pound. Ranchmen were enabled to realize on their produce in a few days, instead of waiting for many months, as they had to do before. Immigration followed the railroads, and the local market for beef was enlarged. Live cattle got to be worth from \$40 to \$45. All classes were benefited by the impetus which the railroads gave to the country, and none profited more than the cattlemen. Inoperative laws on the statute books were replaced by wiser and more equitable enactments, which defined and protected their respective rights. Cattle were kept in their proper places and the right of way was

allowed to trains on their own tracks. Fences were put up along the lines of railway. Help, and not hindrance, became the established motto of both interests. With security, harmony, system and thrift there came capital, a boom in prices and increased emolument, and during the twenty years which ensued no industry in Texas, Colorado or any other part of the wide West paid a handsomer return than cattle-raising. And history will repeat itself along the South Atlantic seaboard when the railroads which are projected or partly built shall be completed.

Another presentation: Only ten years ago or so it was thought that grazing for beef stock would not pay in Northern Minnesota; yet now car-load shipments of cattle are constant from the upper Red river valley to St. Paul and a market. This result was secured by the distribution of polled Angus bulls among the farmers by the Great Northern Railway management, and now in 1895-96 the horned cattle of Minnesota number 2,500,000, of which 800,000 are milch cows, valued at upward of \$12,000,000, all of them hand-fed, sheltered and shedded in winter and turned loose to most luxuriant pasturage in summer.

Just as in Texas and Minnesota, the native scrubs of the cotton belt, if improved by judicious crossing, will make equally valuable stock; and while identical natural advantages obtain in respect to broad savannas, a favoring climate and economy of winter provision, we have the additional advantage of a proximate market,

speedier transportation, absence of insect pests, a great diversity of forage plants and fodder, cheap subsistence for herders, an unlimited supply of fuel, water and building material, besides schools, churches and social privileges in abundance. And we have for the most part good order, thank fortune! with nothing rampant, rough or demoralizing, as in the Western country.

The State of North Carolina, not only the mountain region, but the seaboard, is especially adapted to stock-raising. We have 600,000 cattle now, most of them practically worthless. In five years from date this stock can be made of treble worth and the milch cows appreciate in value in a single season. I do not advocate large herds on expansive grazing grounds, for the time has come when small bands of thirty or forty head should constitute a potential factor in the economy of every well-constituted farm. Every farmer should be a stock-raiser. Cattle should be a reciprocal helpmeet (or half-meat) on every estate. Yet if any prospector wishes a wide range, on a Western scale, he can find ample territory in the tidewater levels, with natural pasturage, rich and abundant, for nine months in the year. But cattle should be hand-fed in winter and shedded in inclement weather, and their hay feed and blade fodder should be supplemented by roots and forage plants, of which there is an abundant variety. By such bestowal the welfare of beef stock is not only assured, but the enrichment of the ranchman is certain.

THE SOUTHERN STATES.

THE
SOUTHERN STATES.

AN ILLUSTRATED MONTHLY MAGAZINE
DEVOTED TO THE SOUTH.

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WILLIAM H. EDMONDS,

Editor and Manager.

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The SOUTHERN STATES is an exponent of the Immigration and Real Estate Interests and general advancement of the South, and a journal of accurate and comprehensive information about Southern resources and progress.

Its purpose is to set forth accurately and conservatively from month to month the reasons why the South is, for the farmer, the settler, the home seeker, the investor, incomparably the most attractive section of this country.

Can Armenians be Colonized in the South

In view of the sufferings of the Armenians and the possibility that their only permanent relief will be found in seeking homes elsewhere, and of the high character of these people and their great success as farmers, the editor of the "Southern States" recently wrote to the Armenian Relief Committee of Boston to know whether it would be possible to undertake some plan of relief by colonizing many thousands in the South. These people would be most excellent citizens for the South, their high civilization and Christianity being their chief offences in the eyes of the "unspeakable Turk." They are notably successful as farmers, and in climate

and productions their country is very similar to much of the South. A large movement undertaken by Southern railroads or landowners, if feasible, might be the means of attracting worldwide attention to the South, as the Armenian question is now the most prominent one before Europe and America. In reply to the letter of inquiry, Mr. M. H. Gulesian, of Boston, writes to the "Southern States" magazine as follows:

I have been considering your letter pretty thoroughly. In any event, I feel very grateful to you for your kind consideration of my suffering people.

I sincerely wish it were possible, or could be made possible, to bring large numbers of Armenian farmers for colonization purposes in the South. It would seem to our people like paradise; but as to the feasibility of the plan, I am afraid there are a great many obstacles. In the first place, it is almost certain that the Turk wouldn't let them out. In the second place, the people of Armenia have not only been butchered, but the survivors have been stripped of everything, and the richest farmers of six months ago are today depending on charity. They have absolutely nothing left, not even the wherewithal to buy bread to keep them from starving, and thousands are today perishing and starving. I have letters before me, from all different parts of Armenia, showing how complete the ruination of the people has been by the barbarous Turk. In the third place, if the privilege of coming to this country were granted, the roads are unsafe, as the Turks are blocking every channel, and they would be too dangerous to travel. The only way the Armenians could safely travel the road would be to have an escort of foreigners.

Of course, all these things might be made possible by a sufficiently strong popular interest throughout the country, as the sym-

pathy of the country is already greatly drawn towards Armenians. If enough money could be raised to send a ship to the Mediterranean and Black seas to receive those families that might come from the interior; if the way could only be made clear, I am sure a great many would come. Such a movement would surely draw the attention of the civilized world and might bring sufficient pressure on the Sultan to induce him to help the people to leave the country.

I wish that these things might be done. It would be a great benefit all around. It would be most desirable for the Armenians, and, on the other hand, they would make good colonists for your States, for they are quiet, peaceable, industrious, sober, home-loving people. I will give you an instance:

In this State of Massachusetts, where there are about 3000 Armenians, mostly men, I have taken great pains to find out their record, and wrote to the different penal and criminal institutions, also almshouses and insane asylums, and received personal letters, saying that not an Armenian was to be found within their walls, and I will say that there never has been one arrested for drunkenness that I have been able to find out.

If your philanthropic spirit can think of any way of overcoming these obstacles I will assist most gladly and willingly in any way I can.

Of course, it would almost break my heart to see 25,000 or 50,000 Armenians leaving the fatherland, which our fathers have occupied for more than 3000 years, as I love my country above everything, but it is awful to think of their remaining there, with no hope, no prospect before them, only to wait for their turn to be tortured and butchered; and so, considering the terrible circumstances, I hope your generous plan can be made feasible.

Mr. George M. Thompson, of Bozeman, Mont., in a letter to the "Southern States" magazine, says:

"I send you names of a dozen or more people in this section who wish to know something about the South, as they are anxious to move to a warmer climate.

"I might make a list very much longer, as the whole of the Northwest is almost

ready to go South. We are getting tired of eight months of winter and no fruit, and when we stop to think about our situation, none of us are satisfied here. Moreover, instead of making money, we are losing every year right along. We cannot compete with the South. If the Southern people had more literature scattered through the Northwest it would send lots of good, sturdy farmers to the South.

"I am closing out and am going to locate somewhere in the South. I do not want any more new country in mine, but am willing and anxious to help build up some older State."

The "Southern States" magazine reaches many thousand Western and Northwestern farmers, who, like Mr. Thompson, are getting ready to move South. The tide has turned this way, and those who want to secure the best results should advertise in the "Southern States" magazine.

Increasing Diversification of Southern Agriculture.

The "Southern States" has repeatedly pointed out how the war brought about changes in Southern agriculture, resulting to a large extent in the abandonment of diversified farming and the concentration of all attention upon cotton-growing, to the great disadvantage of this section. Prior to the war the South was very largely engaged in the production of foodstuffs and provisions, its cotton being to a great extent a surplus money crop. After the war the prevailing conditions forced Southern farmers into the growing of cotton to the exclusion of everything else, and this system, once fastened upon that section, has only of recent years, commenced to give way to a wiser and far more profitable diversification. Unfortunately, however, the fact that the South has been growing cotton mainly and buying so much of its foodstuffs in the West for the last quarter of a century has given to the world the impression that the South is not well adapted to diversified farming. This has been one of the great disadvantages under which this

section has hertofore labored in its efforts to draw settlers into its agricultural districts. Western farmers, knowing that the South was annually buying not less than \$100,000,000 worth of Western corn and bacon, believed that this was due to the fact that corn and bacon could not be produced at home. In fact, the present generation of Southern people, not familiar with what was done in the South prior to the war, have scarcely realized the capabilities of this section for other than cotton, rice, sugar and tobacco. An examination of the census reports of 1840, 1850 and 1860 presents some very interesting comparisons. In 1850 the entire yield of corn in the United States was 592,000,000 bushels, of which the South produced 309,700,000 bushels, against 282,300,000 bushels for the remainder of the country. In that year there were 26,300,000 hogs in the United States, and of this number 14,800,000 were in the South. In 1860 the South produced 358,000,000 bushels of corn, out of a total crop of 830,000,000 bushels, and out of a total of 33,500,000 hogs the South had 19,280,000. In all other lines of farming, in addition to the South's peculiar staples—cotton, rice, sugar and tobacco—the relative position of this section in the aggregate production was about the same as in corn and hogs. In the diversification of its agriculture and in the prosperity of its agricultural interests between 1850 and 1860, the South reached a point never surpassed by any other section of any country. Of recent years Southern farmers are getting away from the domination of the all-cotton idea and are again giving their attention to the growing of corn and the production of provisions. This is making a wonderful difference in the financial condition of Southern farmers. A careful investigation made as late as twelve months ago showed that at that time the South was annually sending over \$100,000,000 West for corn

and provisions, notwithstanding the material increase in the production of these staples which had even then taken place. During the last twelve months, however, the South has made a still greater increase in its grain crops and in the amount of home-raised provisions. As stated in the January number of the "Southern States," its corn crop for 1895 was 607,000,000 bushels—an increase of 124,000,000 bushels over 1894. This alone, at fifty cents a bushel, which is about the average for the South, would mean the keeping in this section this year of upwards of \$60,000,000, which has heretofore gone West for corn. But coincident with the increased corn crop is a great increase in the raising of hogs and in the production of other food supplies. What has been accomplished in hog-raising has recently been brought conspicuously to public attention in South Carolina by reason of some investigations made by the News and Courier, and the progress made in that State may be taken as an illustration of the progress throughout the South. In this issue of the "Southern States" Mr. Carlyle McKinley, of the editorial staff of the News and Courier, gives an account of hog-raising in South Carolina, pointing out how much attention has been given to the growing of corn and the production of hogs, the great success of which has attended the efforts of Carolina farmers, and the heavy decrease in the purchase of Western foodstuffs by reason of the increase of home supplies. In summing up the value of what has already been done, Mr. McKinley says:

"There are no data upon which to base a confident estimate of the saving to the people of the State, which has resulted, directly and indirectly, from their enforced returns to reasonable farming methods. But from the best advices I have been able to obtain it is probably wholly safe to say that it has not fallen short of \$5,000,000 for the past year, and that it will much exceed that sum for the year 1896."

If South Carolina saved during 1895 \$5,-000,000 by an increase of food supplies, and if this sum will be greatly exceeded by the saving in 1896, as the "Southern States" is sure will be done, it can be readily seen that with equal progress throughout the whole South, this section will, during the present year, retain at home at least \$100,000,000, which has heretofore gone North and West for corn and provisions. As the South annually becomes more and more self-sustaining, buying from others less foodstuff, while increasing its exportations to other sections and to foreign countries of its surplus productions of cotton, sugar, rice, fruits and early vegetables, and increasing, as it is rapidly doing, its industrial development, its future prosperity is destined to surpass the highest ever enjoyed by any part of our great country.

Condition of the Southern Farmer.

The remarkable showing made in the last issue of the "Southern States" of the great increase in diversified farming in the South, and the consequent improvement in the financial condition of the agriculturalists of that section, has commanded wide attention throughout the country. The leading papers of the North and West have given much attention to it, thus impressing upon millions of readers the attractions and advantages of the South for farm operation. The Kansas City Times devoted a column editorial to it, and, among other good things, said:

"While the lot of the Western farmer has been a not altogether unhappy one during the year 1895, and, in fact, it might be said that if the transportation problems were settled to his liking, he would have only himself to blame if fortune has not smiled upon him, the prosperity of the Southern farmer has been even greater than that of his Western brother during the period just passed.

"The cotton crop of 1895 fell considerably short of that of 1894 in bales, but it

brought about eight cents a pound, instead of five cents, as was the case of the previous year, and so the gross income for 1895 was in excess of 1894. The crop of 1895 was produced also at a smaller cost to the farmer than in any previous year in the history of the South, and thus his net profits were still further increased over those of 1894.

"But, although cotton is still king in the South, it is no longer the absolute monarch, the despotic czar, that it used to be. The Southern planter, with his 1000 acres in cultivation—in reality, scarcely scratched—with his smokehouse in Cincinnati, his corn crib in Illinois, and his banker, or, rather, his cotton factor, in New Orleans, who loaned him money at something like 18½ per cent. per annum, all told, with which to buy his supplies, which he 'advanced' to his negro tenants, feeding, clothing and sheltering them all the year and dividing the profits of the crop in the fall—this splendid but unthrifty figure of the past, has given way to the intensive farmer, to the man with less lofty ideas, but better executive ability, who raises his own meat and stock, and corn to feed them with, and if he 'advances' to his negroes, he produces most of the four pounds of meat and a peck of cornmeal that he supplies them with per week, and sees to it that they plant a garden and raise their own potatoes, sweet and Irish, and eke out a living as far as possible besides.

"The result is that cotton has become almost entirely a surplus crop, and whatever it brings is clear profit, instead of going to pay the entire cost of the year's living for the planter and his tenants, as was the case under the old regime.

"The consequence is that the Southern farmer, who, at the close of the war, found his open lands mostly grown up in a young forest, and his labor system utterly demoralized and upset, while he was literally compelled to turn his sword into a ploughshare, and to use his horse, which had borne him through a hundred battles, for the spring ploughing, as the magnanimous Grant said, these brave hearts and sturdy tillers of the soil have come through the slough of despond, and are now, for the first time in this generation, beginning to enjoy the fruits of their labors, and to eat the bread of independence, the sweetness of

it unspoiled by the dark shadow of the Damocles sword of mortgage hanging over the farm.

"Including wheat, corn and oats, the estimated total grain crop for the Southern States amounted in 1895 to 740,000,000 bushels. Altogether, the Southern States, which do not, as some persons suppose, lie under the broiling sun of the tropics, but which comprise the most truly temperate zone of the United States, are not only prospering mightily through the development of their mining and manufacturing resources, which defy competition in many respects with the most favored sections of the globe, but are taking the proud position which the matchless fertility of the soil justifies, and are fast becoming a promised land, overflowing with milk and honey,

with a happy people of pure Anglo-Saxon blood to enjoy the fatness thereof.

"Where agriculture prospers there is a happy people, for all other interests depend upon the tiller of the soil."

Mr. E. P. Skene, Land Commissioner Illinois Central Railroad, in a letter to the "Southern States," says: "The January copy of 'Southern States' has been received. The articles appearing in this, the January number, are very interesting, indeed, and although the previous issues were undoubtedly as near perfection as they could be made, it still seems to improve with each issue."



IMMIGRATION NOTES.

A Remarkable Colonization Movement.

Fitzgerald, the Georgia colony town of the Grand Army movement, to which reference has repeatedly been made in the "Southern States," is attracting wide attention throughout the country. A few weeks ago the Georgia & Alabama Railroad Co. concluded the purchase of the Abbeville & Waycross Railroad, extending from Abbeville, Ga., to Lulaville, and work upon an extension to Fitzgerald was commenced immediately. This was completed on February 6, and on that day Mr. A. Pope, general passenger and freight agent of the Georgia & Alabama Railroad, wired the "Southern States" as follows:

"The Abbeville & Waycross Railroad has been completed to Fitzgerald, Ga., the capital city of the old soldiers' colony, located in Southern Georgia, and in connection the Georgia & Alabama Railway establishes an unbroken all-rail route between all points North, East and West and said city, at which or in its vicinity 10,000 Western colonists have settled within the past four months, and others are daily arriving and locating farms and establishing industries."

It is a matter of congratulation, both to the Georgia & Alabama road and to the colony, that this line has secured the Abbeville & Waycross and thus secured entrance into Fitzgerald. With an active, progressive, broadminded management, which is destined to make the Georgia & Alabama one of the leading railroad lines of the South, thoroughly appreciating the importance of immigration, no effort will be spared to render all assistance possible to the colonists in the great work which they have undertaken in settling 40,000 or 50,000 Western people on this 100,000-acre tract of Georgia land.

This colonization movement, which is now attracting such universal attention, is one of the most remarkable undertakings ever known in immigration matters. It was only about five months ago when the

settlers commenced to locate on the property, which had been secured by Mr. P. H. Fitzgerald, and since that time the movement has been so rapid that there are now about 7000 people on the ground, representing every State in the Union, except two, and also Canada. Three or four banks have already been established, a number of hotels are under construction, some 500 or 600 houses are being built, and the work of development fully justifies the predictions of Mr. Fitzgerald, that within twelve months there will be between 35,000 and 40,000 people in a region which six months ago was either a vast pine forest or else a thinly-settled farming country. A careful investigation shows that many of these colonists are well-to-do people financially, and quite a number of them are men worth from \$50,000 to \$100,000 each. In this respect this movement is probably different from any great colonization work ever seen in this country.

Commenting on the above, the Baltimore News adds:

"This entire movement is the outcome of the plan inaugurated last winter by Mr. Richard H. Edmonds, of this city, editor of the Manufacturers' Record, to have the South contribute several trainloads of corn and provisions for the relief of Nebraska farmers. These shipments attracted so much attention that they started the investigation which resulted in the purchase of the land referred to."

The Dispatch of February 2 published an interview with Mr. John Skelton Williams, of Richmond, Va., president of the Georgia & Alabama Railway, who had just returned from Georgia, in which he gave an interesting account of the great tide of immigration which is now turned towards the Southern States, especially Georgia, confirming in all particulars the statements received by the "Southern States." Mr. Williams said:

"Fitzgerald, in Southern Georgia, is just now the objective point of thousands of

well-to-do farmers, merchants, mechanics, tradesmen and professional men from all over the country. These people are members of a colony association, who are now pouring into that section to occupy the enormous tract of land purchased several months ago by the association, of which Mr. P. H. Fitzgerald, of Indiana, is the head, and after whom the city of Fitzgerald is named.

"The city of Fitzgerald, although less than six months old, already contains, including its suburbs, a population of more than 6000 people, embracing every trade and every profession, but especially the farming class, who are there preparing for the opening and settlement of the farming lands in the vicinity. The people who are coming into that country are by no means the ordinary class of immigrants, but are largely well-to-do men; men of means, their wealth ranging from those who have means enough to live upon for a year or two in advance to those who have from \$75,000 to \$100,000 of property.

"It is stated that there are already on the grounds more than 1000 structures of all kinds, including the crude and temporary buildings; but the city has been admirably laid off, and contracts are being made for the speedy construction of substantial and massive permanent houses of all kinds. One or two banks have already been opened, and others are projected. Many of these settlers draw pensions from the federal government sufficient to enable them to live in comfort.

"The magnificent live stock, horses, improved breeds of sheep, swine and poultry which these Westerners are bringing in with them are a revelation to many of the natives. It is estimated that the average wealth of the 6000 colonists who have already landed there is not less than \$1000 each. They are bringing with them into the country great quantities of seeds, young fruit trees, farming implements, household goods, pianos and other accessories of comfort and luxury.

"Societies and associations of all kinds are already being formed there. Fashionably-dressed ladies and children may be seen walking about the unpaved streets, and all the men are busily engaged in labor of some kind directed towards the establishment of a first-class city. The main

street of the city runs east and west. The paralleled streets on the north side are named after Northern generals, and those on the south side after the generals of the Confederacy. There is no political bitterness, however, nor is it intended that there shall be."

The city is supplied with water from artesian wells, a number of which are now being driven. Mr. Fitzgerald informed Mr. Williams that he is confident that there will be on the colony's hands within the next twelve months 35,000 or 40,000 persons.

This colony is located along the line of the Georgia & Alabama Railway, which affords the colonists transportation facilities in all directions, and is the only line running directly to the colony lands. The Georgia & Alabama carried down there one day this month more than 500 colonists, and Mr. Williams says that his road is making arrangements to carry in there in the first ten days of February 1200 more. According to Mr. Fitzgerald, there are already on these lands people from every State of the Union, with the exception of two—Rhode Island and one of the Carolinas. Canada is also well represented there, and people from other parts of Georgia are moving down to Fitzgerald to take advantage of the activity and bright future which is promised there. Numbers of Californians who are there declare that the fruit raised in that section of Georgia, in perfection and abundance of production, can vie well with the famous California products.

What this movement means for the up-building of the South—for the Fitzgerald colony is but the forerunner of hundreds of others—and for the unification of the entire country and its general advancement it would be difficult to overstate.

Scandinavians Turning Southward.

Mr. Emil Lindburg, of the International Immigration Co., No. 253 Broadway, New York, has purchased through Mr. J. D. Kase, of Greensboro, N. C., the property of the Consolidated Lumber Co., located in Harnett and Cumberland counties, North Carolina. This property, aggregating about 17,000 acres, is in one body, bisected diagonally by the Cape Fear & Yadkin Valley Railroad, thus giving a frontage on

both sides of the railroad for a distance of about seven miles. It lies about eight miles southeast of Sanford, the crossing point of the Seaboard Air Line. Its general elevation is 400 feet above tide level, and it is distant from the coast about 100 miles. It has been known as the "Spout Springs" property. It is watered by many fine springs that have their outlet through two streams passing through the property and which empty into Little river. The lands have been largely denuded of merchantable timber, but there are about 4000 acres that are still well timbered. The improvements consist of saw and planing mills, with a capacity of 20,000 feet each per day, and a number of workmen's houses, storehouses, etc. Located as it is on the same range as Southern Pines, N. C., the healthfulness of which has been so thoroughly demonstrated, and distant therefrom about twelve miles, this seems to be a most admirable location for a colony. The soil on about 6000 acres is especially well adapted to the production of fruits of all kinds, while that on about 6000 acres adjoining is well suited for general agriculture and the balance for grazing. Mr. Benjamin Homans, of No. 167 Broadway, New York, who has been connected with the handling of the property, in a letter to the "Southern States" magazine, states that the purchasers expect to settle during the present year some 1500 Scandinavian families on this property, and that it is thought this movement will be the precursor of many other settlements of Scandinavians.

The International Immigration and Colonization Bureau, in a letter to the "Southern States," giving some particulars about their purchase and their plans, say:

"Having desired to keep our own counsel until our foundation for a large business in the South had been well laid, we regret that publicity was given to this little transaction in the State of North Carolina.

"We have entered into the immigration and colonization business for the purpose now exclusively of settling the Southern States with emigrants from Scandinavia, Sweden, Norway and Denmark and other sections of Europe, and we enter upon it sanguine of success, based upon the results of our efforts in the West and Northwest, cognizant of the fact that we settled more

people from abroad than any other agent in this country.

"We propose to bring a class of settlers with sufficient means to purchase their homes and sustain themselves until they shall have made a success in whatever avocation they may choose.

"We do not enter upon this work half-heartedly, but satisfied that the South is at present 'the land of promise,' and that it only requires a certain amount of energy and frugality on the part of our first settlers to bring prosperity and satisfaction to them, which will enable us to build a business of gigantic proportions, and which will bring about an era of great benefit to the localities in which we shall locate these people.

"We have now in course of publication a book entitled 'The South; The Land of Promise,' as a guide to emigrants, which will be translated and published in the languages of the different countries in which it will be circulated.

"We have an experience of thirty years in the immigration business, having located settlers along the various railroads in the West and North."

To Develop Georgia.

A number of prominent business men, manufacturers and railroad officials have organized at Augusta the Georgia Railroad Land & Colonization Co. for the purpose of developing territory in that section of the State. The names of the incorporators guarantee that the association will pursue an energetic policy, and the "Southern States" believes that it will be an important factor in assisting the material progress of the country tributary to Augusta. The incorporators include Thomas K. Scott, P. B. Tobin, James P. Verdery, Patrick Walsh, Daniel B. Dyer and others.

Heavy Immigration Into Arkansas.

Mr. G. A. A. Deane, Jr., son of the Land Commissioner of the Missouri Pacific Railway System, at Little Rock, Ark., in an interview about immigration into Arkansas, says:

"The business of the Land Department has doubled in the last year, and the price of land has gone up in the same ratio. Al-

together we feel very much encouraged over the outlook. We are getting a great many people from Germany through our New York office. The Germans are settling in White county, near Bald Knob, where they are going into agricultural pursuits and are making a success. We are also getting a large number of Hungarians from Pennsylvania, who will engage in farming in Jackson county. They make very good settlers, being an industrious people. Settlers from the Northern and Western States are coming in large numbers, too, particularly from Nebraska, Iowa and Illinois. Most of these people are settling in the country north of Little Rock.

A dispatch from Douglas, Ga., states that Mr. G. W. Lott, of Shepherd, has been offered \$30,000 for a 10,000-acre tract of Coffee county land for the purpose of colonization by Western farmers.

Messrs. John L. Burton and William Tunis, prominent farmers, near Winamac, Ind., recently purchased the Bryant farm, three miles north of Cleveland, Tenn., for \$10,000. These gentlemen are said to be forerunners of a large colony of Indiana farmers, who contemplate locating in East Tennessee.

Recently a number of Dakota farmers visited Norfolk county, Virginia, and the Albemarle section of North Carolina, with a view to buying farms and locating. The crops in this section are reported to be in excellent condition, and early spring shipments are anticipated. Around the South Mills section, the North Carolina terminus of the Dismal Swamp canal, it is said that the farmers are 50 per cent. better off this year than they were last, and have plenty of everything to sell.

Mr. A. P. R. Dahl, Scandinavian Immigration Agent of the Southern Railway, who helped to locate the Scandinavian colony at Fruithurst, Ala., has been looking over different parts of Alabama recently in company with Mr. J. M. Carlsen, of Lanesboro, Wis., who is a representative of some Swedes and other Scandinavians wishing to settle in the South. Mr. Carlsen expressed his approval of Alabama in the following words: "The climate alone is

enough to make the people of the cold Northwest come here. Your balmy days in midwinter form an attraction hard to resist."

A public meeting was recently held at Emporia, Va., with Mr. John Lamb as chairman, called for the purpose of devising ways and means to attract settlers to that locality.

Major F. Y. Anderson, of Birmingham, Ala., Land Commissioner of the Alabama Great Southern Railway, it is reported, recently sold for cash 17,550 acres of choice Mississippi lands to wealthy Iowa men, who, it is said, intend building saw mills and getting off the timber, afterwards laying off a town to be settled with colonists from Iowa.

Mr. H. Hassard, of Estevan, Canada, is said to have leased thirty acres of land south of Red Mountain, within two or three miles of Birmingham, Ala. The land will be converted into a truck farm. Mr. Hassard expects to be joined by five families from his old home in a few days.

A party of fourteen prospective settlers from Chicago, accompanied by a member of the Georgia & Florida Investment Co., has been looking over the country about Tallahassee.

It is said that a number of wagons, loaded with emigrants from the Northwest, lately passed through Kentucky on their way to Florida, having purchased lands on the Carabelle, Tallahassee & Georgia Railway.

The Marquette Colonization Co., of Vicksburg, Miss., which is reported to have purchased 1500 acres of land at and including the town site of Merigold, Coahoma county, Miss., is actively pushing the development of its property. The inhabitants of the colony are chiefly Belgians and French, who are delighted with the climate. They will engage in truck farming for Northern markets.

The Messrs. Tift Bros., of Tifton, Ga., have a lumber road running out into the forest for thirteen miles from Tifton. They will extend it to Fitzgerald, the new Grand

Army colony, in Irwin county. Messrs. Tift Bros., Major W. L. Glessner, of Macon, and others are working to bring down into that section during February an excursion party of 500 or 1000 Western people.

A wagon train of several families from ninety-six miles above Detroit, Mich., passed through Macon, Ga., a few weeks ago, en route for Fitzgerald, the new Grand Army colony.

Messrs. C. J. Maule and Thomas McDonnell, two well-to-do farmers, of Strong City, Kas., recently visited the country about Abbeville, Ga., with a view to locating in the South.

A party of Northern gentlemen lately visited Crowley, La., and were shown about the country by Messrs. W. W. Duson & Bro., the prosperous farms attracting much attention. The Crowley Rice Milling Co., Limited, has its mill running full capacity, and is said to have no trouble in disposing of all clean rice to good advantage.

Mr. G. W. Shults, the organizer of the Ellwood Park colony, near Waycross, Ga., stated a short while ago: "Twenty families are now on the way from Indiana in covered wagons, and I expect them to reach the colony by March. The party is composed of about seventy-five persons. They are coming in wagons so that they can see the country. An excursion of more than fifty families will leave Columbus, Ohio, January 28; another excursion will come on February 7, and regular excursions will be run to the colony once or twice a month. Five hundred good families will come during the next few months."

Mr. W. H. Martin, who has had considerable experience in the organization of colonies in California, expects to locate in Florida, where he believes he will be able to settle a number of successful colonies. It is stated that he is now in correspond-

ence with parties in Illinois for the purchase of 20,000 acres of land near Bartow.

Mr. M. S. Benn, of Dayton, Ohio, about a month ago organized a party of home-seekers and tourists from Cincinnati, Ohio, to visit Florida. There were about sixty-two persons in the party. Another excursion is expected shortly.

C. C. Smith, of the Disston Land Co., of Philadelphia, is reported working up a colony in Illinois, to be located on the lands of this company, south of Kissimmee, Fla.

Messrs. A. & E. Conrad, a real estate firm in Milwaukee, Wis., have written to the Commissioner of Agriculture, Arkansas, stating that they desire to form a colonization company to take up lands in that State.

It is said that the promoters of a company, styled the Southern Colony Co., men who have had considerable experience in California, Riverside, Ontario and other places, sent a representative recently to St. Augustine, Fla., to gather information about the territory of the Florida East Coast Railway, with a view to locating a colony within the next few months.

A correspondent, writing from Sparta, Tenn., to some friends at his former home in Michigan, says:

"I located in Sparta over two months ago, and am in the business of manufacturing cigars. The climate is fine; the town stands a splendid chance for a great place if it is handled right, and a better, kinder-hearted people can't be found by any man. More people are needed here, farmers and manufacturers. The raw material is here, and the land is not half worked. The liberal policy of the Nashville, Chattanooga & St. Louis Railway and the energetic efforts of the road's immigration agent, Col. J. B. Killebrew, are doing a wonderful work in drawing immigration to this part of the South."

GENERAL NOTES.

A Manual of Instruction in Apiculture.

"The Honey Bee: A Manual of Instruction in Apiculture," by Frank Benton, M. S., of the Division of Entomology of the Department of Agriculture, is just issued.

The apiarian industry in the United States is practically a development of the last forty years, although isolated individuals were engaged in this work long prior to that time. The importance of the industry at the present day is not generally realized, and the following figures will probably be surprising to many well-informed individuals:

Apiarian societies in the United States, 110; apiarian journals, 9; steam factories for the manufacture of beehives and apiarian implements, 15; honey produced in the United States in 1869 (according to United States census report), 14,702,815 pounds; honey produced in the United States in 1889 (according to United States census report), 63,894,186 pounds; persons engaged in the culture of bees (estimated), 300,000; honey and wax produced, at wholesale rates (eleventh census), \$7,000,000; Mr. Benton's estimate of the present annual value of apiarian products, \$20,000,000.

Prof. L. O. Howard, the entomologist, says that "the constant demand for information concerning bee culture has for a long time shown the need for such a public manual," and the author's aim is stated by himself as follows: "It is designed to make the practical management of an apiary plain to those whose acquaintance with the subject is limited, and to direct such as may find in it a pleasant and profitable occupation into a system of management which may be followed on an extensive scale with the certainty of fair remuneration for the labor and capital required." The chapter headings embrace such subjects as classification of the bee; kind of bees composing a colony; bee products and description of combs; development of brood; quieting and

manipulating bees; establishing an apiary; hives and implements; bee pasturage; spring manipulation; securing surplus honey and wax; rearing and introducing queens; increase of colonies; wintering bees; diseases and enemies of bees; brief list of books and journals relating to apiculture.

This bulletin, which is No. 1, new series, of the division of entomology, has 119 pages, twelve plates and seventy-six text figures. The edition is limited by the law of January 12, 1895, to 1000 copies. This is barely sufficient to supply the libraries on the department's list, the agricultural colleges and those to whom the department is indebted; a limited number, however, will be disposed of by the superintendent of documents, Union Building, Washington, D. C., at fifteen cents per copy.

Southern Pines, N. C.

Southern Pines, N. C., situated in the heart of the long-leaved pine belt, is fast attaining a national reputation as a health resort. The region is particularly desirable for all forms of pulmonary complaints, and as a result it has become the Mecca toward which thousands of Northerners annually journey. In fact, Southern Pines is entirely a settlement of Northerners, whose thrift and enterprise in many directions have won for it a widespread notoriety. The Southern people wonder at the rapid progress made, and the afflicted from the North are surprised at the health-restoring qualities of the climate.

At some seasons many have been turned away, unable to find accommodations; and it is to accommodate such that the Piney Woods Inn, an elegant new hotel, capable of accommodating 500 guests, has been constructed. The new house was thrown open to the public January 22.

About twelve years ago State Geologist Prof. W. C. Kerr, while exploring this re-

gion, discovered that the people who lived where Southern Pines is now located were entirely free from all forms of pulmonary and throat diseases. He thought it was due to the presence of the long-leaf pine, which is the growth of the Pine Hills section. Prof. Kerr's report, which strongly recommended the Pine Hill to all persons suffering from lung troubles, attracted widespread attention in the medical world. During the past few years many invalids have found their way to Southern Pines, and wonderfully beneficial results have been apparent. Southern Pines is now a prosperous winter resort, inhabited by those who came seeking health; but the best of it is, they are no longer invalids. The average winter temperature is 44°. This region has been justly pronounced by the best medical authority one of the greatest natural sanitariums. The place is growing rapidly and fast becoming a central point for many important sanitarium enterprises.

"A New Danger Threatens the West."

A new danger threatens the West. It is neither the drouth nor the overdue mortgage, but the voice of the seductive land agent crying the superior charms of the South. The farmer of Iowa and Kansas and Nebraska, weary of conditions imposed on him by vagaries of the middle-western climate, takes advantage of the many free excursions offered by South-bound railroads. On his return from his observation tour he sells his farm, and with the proceeds buys perhaps four times as many acres in the South. The land which he buys is cheap at the price asked. Southern land now selling at \$5 to \$15 per acre before the war brought at least \$75. It is much more productive than good Iowa land at \$40 an acre. A Western farmer who rents his land can buy a farm in the South for less than he would rent one in the North, especially in Iowa. Land in the latter State has advanced so rapidly the last few years that the tenant farmer can hardly hope to make himself the owner of his land. During the past season 200 or 300 families have gone South from the neighborhood of Dubuque alone. Many counties of Iowa report that numbers of well-to-do families have departed for Georgia and other Southern States. The immigration from Iowa and Indiana is of a particularly good character.

The immigrants go not only individually, but in colonies. One Cedar Rapids firm has lately sold 8000 acres to Iowans going South.

The immigrants from Kansas, Nebraska and South Dakota for the most part are those who have suffered from repeated failure of crops. Though they take little money with them, they have plenty of energy. Like the migrating Iowans, they intend to raise garden stuff and other small produce for the Northern market. The demand for this is said to be greatly in excess of the supply. Although perhaps the larger part of the immigration is to Georgia, Mississippi, Louisiana, Arkansas, Missouri, Alabama and Tennessee also prove attractive. From Kansas and Nebraska there is little immigration to California or other Western States. Those who move go South.—Boston Herald.

Baltimore Money in Georgia.

A member of the Robert Ober & Sons Co., of Baltimore, informs the "Southern States" that it has purchased what is known as the Cycloneta farm, in Georgia. This property, which comprises 1000 acres, is one of the most remarkable farms in the South, as it proves the productiveness of the pine land. Five years ago not an acre was cleared. Today it contains a vineyard of 10,000 grape vines, fruit orchards comprising 50,000 trees, and land on which cotton, rice, tobacco, sugar-cane, corn, oats, rye, barley, potatoes, and all the staple vegetables, hops, also small fruits, are raised successfully. Cattle, horses, hogs and poultry are also a part of its products. The Georgia Southern & Florida Railroad Co., through Land Commissioner W. T. Glessner, developed Cycloneta as an experimental farm, and many persons have been induced to settle in Georgia through the object-lesson that it has taught immigrants.

Prosperous Southern Farmers.

The "Southern States," of Baltimore, which is doing a splendid work in making known the varied resources of the South and the fine opportunities which this section of the country offers to settlers coming from less favored places, publishes in its January number, that has just come to hand, a multiplicity of reports from farmers

along every leading line of railway in the South, comparing their condition in 1895 with their condition in previous year.—New Orleans Times-Democrat.

Pure Water.

The interest in pure drinking water is growing rapidly. Probably no State board of health or medical association or any other agency is doing more to disseminate information on the evils of impure drinking water than the North Carolina Board of Health. One of the best and most thorough and comprehensive publications on the subject is a pamphlet issued not long ago by Dr. Richard H. Lewis, of Raleigh, N. C., secretary of the State Board of Health. The December bulletin of this board contained an elaborate article by one of its members, Dr. F. P. Venable, professor of chemistry at the State University, from which the following is taken:

"It is right and proper that we should object to having our sugar mixed with barite, parched beans sold us for coffee and sulphuric acid for vinegar. Such adulterations as these are often dangerous and justly arouse our indignation, because of the fraud and wrong connected with them. But none of them approach in insidious threat against health the pollution of that every-day necessity, our drinking water.

"According to location, our drinking water is drawn from springs, streams, wells or stored-up rainfall water.

"In the case of springs, we have usually a very excellent, but a very inadequate source of supply. It does not often happen that the spring gushing out at the foot of some hill yields a supply more than sufficient for one or two neighboring farm houses. For our purposes, then, it need scarcely be mentioned except as a possible source. It should be stated, however, that though often very pure, all spring water is not above suspicion. Water coming from a hill, the sides of which are polluted, must almost of necessity be polluted itself. I have in mind now a large spring, which formed part of the supply of a certain town outside this State. On the hillside was the very populous cemetery. It goes without saying that the water of that spring was quite unfit for drinking, and caused much sickness wherever used. Often in the coun-

try we find the farm-house and all the out-buildings placed upon the hillside and drained right into the spring which furnishes the water of the place.

"In many towns the most available source of supply is some country stream. These are unfortunately generally small. I say unfortunately, because the smaller streams have less chance for self-purification than the larger ones, as the dilution is less. They are subject to a great many sources of pollution, and can only be considered safe when the community owns and carefully guards the entire water-shed. One case of typhoid fever in a farm-house bordering the stream, or built upon an overhanging hill and so draining into it, could easily communicate the disease to hundreds of people.

"The stables and outhouses of these farms are frequently placed upon the banks of a smaller branch, which thus has the filth of man and beast thrown into it, carries it down to the large stream and contaminates the whole.

"But the chief supply for most of our towns, villages and scattered houses is in the wells, and therein lies the great danger. Not that well water may not be pure, but in most crowded communities it stands very little chance of retaining whatever may have been its original purity. Each well acts as a drain for the immediate surrounding neighborhood. The amount of surface drained depends, of course, upon the nature of the soil. It is surprising how great an extent of surface is drained by a deep well in a loose porous soil. Some experiments carried out at Memphis and elsewhere show that a deep well can be contaminated by filth more than a quarter of a mile distant. Often the filth of many years has accumulated upon and for a foot or more it on down into the well. Knowing the imrain and other water must of necessity carry it down into the well. Knowing the impossibility of cleaning this surface or of keeping it clean as the population increases, sanitarians, as a rule, look with disfavor upon wells as a reliance for the drinking water of thickly-settled communities. There is no method known of purifying such a soil, and no safety in the use of the wells after it has once become infiltrated with decomposing organic matter. It is an error to think that the mere cleaning out of

a well contaminated in this way can materially aid in its purification. Cleaning out removes the body of polluted water already standing in it, only to make room for the inflow of that freshly polluted. Many have the idea that the abundant use of the water, lowering the level, bringing in fresh, preventing stagnation and splashing down a supply of fresh air, are all aids to the purification, but it is manifest that these are methods quite inadequate to deal with the water filtering down through the mass of garbage, offal and poisoned earth.

"This question of the use of wells is one that sanitarians have to deal with everywhere. Even in large towns, with abundant supply of pure water, it is found impossible to make all discard the use of the wells their fathers dug. I know of a town in another State where clear, pure mountain water is supplied by the municipal authorities. Still many use the old wells. In the first three years after the introduction of this water supply there were sixty-three cases of typhoid fever, sixty of which were among those who used the well water. I might strengthen the ground I take with regard to the average well by giving you the analyses of water drawn from the famous Well of Mecca and from certain old wells of Spain. Suffice it to say that these were found to be literally liquid sewage. And the commission sent to examine into the condition of Havana, with a view to combating the yellow fever scourge in its home, found the soil of that fever-ridden city for several inches down simply a mass of festering filth."

Hay in Georgia.

Major W. H. Warren, of Augusta, Ga., has demonstrated that there is great profit to be made from the raising of grass in that State, claiming that from ninety-two acres of Bermuda grass he has cut 400 tons of hay, weighed after cured, the price obtained ranging from \$20 to \$25 per ton, realizing \$8000. Deducting the expense of cutting, baling, etc., the clear profit was \$5500, or \$60 to the acre.

Mr. E. A. Copeland, of Greensboro, in the Bermuda grass section, realized \$153 clear profit from one acre of Bermuda.

Ex-Senator Felix Corput, of Floyd county, cut in one season from one acre a crop of clover, a crop of Johnson grass

and a crop of mixed hay, getting a total of seven and one-half tons, and netting \$77 on the one acre.

The Food Value of Corn Stalks.

Mr. Henry E. Alvord, of Fairfax county, Virginia, in an article on dairying in Virginia, makes some interesting statements about the value of corn stalks as stock food. The following is taken from his article:

"There is naturally, we may say, a very close relation between the dairy cow and the corn plant. This ought to be more generally recognized, more thoroughly studied and better established in practice. The immense corn crop which Virginia produces year after year, and which is especially noticeable the present year, is not as profitably utilized as it ought to be. At least one-fifth of our improved lands are planted annually with corn. This year there are probably 1,750,000 acres bearing this crop, which will produce in the neighborhood of 6,000,000 barrels, or 30,000,000 bushels of corn. A good deal might be said of the economy of using more of the grain portion of the crop in feeding stock; but I wish especially to call attention here, as I have at other similar meetings in this State, to the fact that upon a million at least of Virginia acres every year the valuable corn plant remaining after the ears have been saved is practically wasted. These stalks contain just about one-third of the total food value of the crop. The stalks of the entire corn crop of the State are equivalent in feeding value to 2,500,000 or 3,000,000 barrels of ear corn. A careful investigation leads me to believe that about one-half of these stalks are absolutely wasted. They are good stock feed, if properly handled. They are excellent for dairy cows, and this wasted material would furnish the coarse feed required to maintain, for half a year, more cows than are now owned in the State.

"This is not a time to go into the details of this subject, which I have previously presented in full. But the fact can easily be demonstrated of the real food value of corn stalks, including the largest and hardest of the butts, and the ease and profit with which these can be put into edible condition for dairy stock. And I would repeat the statement, which I fully believe to be well within the actual facts, that corn stalks are abandoned or wasted in Virginia every year

which could be converted easily into milk and butter, having a greater value than the amount of the taxes actually paid upon the entire farm property of this State."

What a Nebraska Lawyer Thinks of the South.

Mr. H. C. Burnett, a lawyer, of Kearney, Neb., writes as follows to Col. J. B. Killebrew, Nashville, Tenn.:

"I am home again from my pleasant visit South. My stay was too short, but long enough to verify the high estimate I have always had of Southern people and the diversified natural resources of the country. City, town and country were full of surprises, yet if I had one surprise greater than another, it was that such good lands as are in Middle Tennessee and Northern Alabama are selling at the present low prices. Surely no other country offers better opportunities for delightful and profitable homes. It will be but a little while until your fondest hopes will be realized by a great multitude of thrifty and sturdy farmers settling along your road and taxing it to its fullest capacity to transport the many products which will be grown along its line.

"No compliment that I could pay, no word or sentiment that I could utter, no act or deed of mine could add anything to or detract anything from the beauties, the merits or the fertility of the Tennessee and North Alabama country—a region, in my opinion, destined to equal, if it does not surpass, any other portion of the Western hemisphere.

"I had been studying Tennessee at a distance for a year, and when I started South it was with the belief that I should stop at Memphis, and such was my intention until I came and talked with you about Middle Tennessee and Huntsville. After studying the two latter sections of the South, I stand amazed at the opportunities and possibilities that seem to be theirs. The matter of selecting a home in the South has occupied much serious consideration with myself and my wife since I returned to my home. The chance for soon realizing profitable results from work seem far better around Huntsville and in Middle Tennessee than any other places which I visited. There is a good future for all this region, and it needs only to be known to be appreciated."

Celery in Texas.

A Mr. Fiske, recently of Creek, Neb., now a resident of Texas, exhibited a few weeks ago some bunches of celery that were equal in size, flavor and appearance to the finest Michigan product. The celery was grown on his farm, known as Thatcher's Gardens, about five miles from Houston. Mr. Fiske has 30,000 plants, and says the land upon which his celery was raised will produce 40,000 bunches to the acre. As this vegetable is constantly growing in favor, and always meets with a ready sale in Houston at ten cents a bunch, one acre is worth \$4000, according to this calculation. Call it \$2000, or \$1000, and still there is an enormous profit for the man who raises celery in Texas.

Southern Hay Sold North.

Southern farmers cannot only raise hay for home consumption, but are also producing such a good quality that it is being sold in the North. An Augusta, Ga., hay dealer has recently shipped twenty carloads to Portsmouth, N. H.

Fattening Hogs on Rice.

The enterprising settlers near Crowley, La., have added the raising of hogs for market to their occupations. The first carload of hogs ever shipped from Crowley was recently sent by P. S. Lovett to New Orleans. These hogs were raised on the P. S. Lovett Farming Association's farm, and were fattened on rice. Mr. Lovett has raised about 500 of these hogs.

Georgia Fruit Growers.

The recent gathering of fruit-growers at Macon, Ga., resulted in the formation of the Georgia Fruit-Growers' Association, which will endeavor to promote the horticultural interests of the State in every way possible. The principal objects of the body will be to secure the lowest and best freight and refrigeration rates; to obtain the cheapest and most practical fruit packages; to secure favorable State legislation; to bring about a proper distribution of fruit crops, and to preserve to each grower and shipper his individuality and ownership in the fruit grown and shipped, each one to receive his individual returns for fruit.

In order to secure equitable freight rates,

the board of directors will arrange, before the season opens, for the transportation and sale of the crop of the members of the association. A shipping master is to be selected, who will make a specialty of studying the best markets during the season and advising the association on this point. The officers elected were as follows: President, John D. Cunningham, of Marietta; vice-president, Louis Rumph, of Marshallville; secretary, John A. Sibley, of Tifton; treasurer, W. O. Tift, of Tifton. Directors, N. H. Albaugh, Fort Valley; John D. Cunningham, Marietta; J. F. Wilson, Tifton; J. M. Hughes, Dublin; W. T. Cope, Tivola; S. M. Weyman, Griffin; B. P. Moore, Marshallville; W. A. Brannon, Moreland; Mr. Rawls, Cuthbert.

What an Illinoisan Thinks of the South.

Mr. Chellis E. Hooker, of Carthage, Ill., writes as follows in his home paper, the Carthage Gazette, concerning a recent trip through the South:

"* * * The majority of our farmers have so little practical knowledge of that country that I feel duty bound to enlighten them somewhat.

"The balmy weather prevailing in Augusta, Ga., on our arrival there on the 17th of last month, was an agreeable change from the sleet, chill and mud of Carthage, and the sunny days continued through our two weeks' sojourn through the South, with the exception of two days' rain. * * *

"Mr. James U. Jackson, president of the Augusta Southern Railway, took us out about thirty miles on his railroad to the large plantation of Mr. Phinzy. From here we were driven over some large plantations, crossing several small streams of marvelously clear water, passing by forests of immense pines, with here and there a patch of oaks. We were shown the old Stone plantation, of 581 acres, part of which was in cultivation. In the centre stood the old mansion house, with a large hallway running through its middle; then came the barns and a small store building, in which supplies were kept for the negroes, and farther down nestled the negro huts. Fine cotton, corn and sugar-cane were growing there, yet we were told the plantation could be bought for \$7.50 per acre, including buildings, which, of course, astounded us, and we at once suspected the

quality of the soil, but, on examination, we found a rich alluvial, river bottom land of sandy mixture, on which can be grown everything that Illinois affords, and more, besides giving an earlier harvest, and in some grains and vegetables giving two or more crops per year. * * *

"We were all impressed with the fact that in every part of the South the war feeling has entirely disappeared, and the Southern people stand with open arms to receive the people of the North. We never met more generous and hospitable people, and our visit there will always be a pleasant memory. * * *

"Land can now be purchased from \$3.50 and up per acre, but in my opinion this price will gradually advance. Being so cheap, one would, of course, presume a poor quality of land, but from our personal inspection we can testify that such is not the case, and at the Atlanta Exposition we examined fine specimens of corn, wheat, oats, hay, vegetables and fruit of every variety, all the products of Georgia and other States. What the South now needs is Northern methods of farming, energy and machinery. The farmers there do not seem to know the value to the soil by the rotation of crops, and a negro with one mule and a small plow is seen turning three inches of soil in preparation for planting, where he might as well plow eight inches deep.

"Many years ago, and especially before the war, the failure of the cotton crop in the South meant a great hardship, as most of their flour and meal was shipped from the North; but now cotton is more a surplus crop of the Georgia farmer, and corn, oats and wheat are extensively raised.

"Since the war the great railroads of the West have exerted all their power and ingenuity in settling that vast territory and boycotting the South, and as a result a stream of emigration has spread over that country, but the many failures of crops, and the low prices in years of abundance, have directed attention to the South, where drouths seldom prevail, better prices obtain and several crops a year are raised. Other causes of the light immigration to the South, and the limited intercourse between the South and the North, resulting in such slow development of that country, have been the feelings engendered by the

late war and the negro population. But now that this prejudice has given away to a warm welcome, rapid settlement of that intrinsic wealthy country is bound to follow. The negro instead of being a drawback is the South's greatest blessing, as he furnishes as good labor as the world affords at from \$6 to \$9 per month and small rations, and he is especially adapted to that climate. The Southern negro is, as a rule, honest and faithful, and although there is a close and kindly feeling between the black and white, yet the negro is taught and realizes that he is of inferior race, and must observe a courteous and respectful attitude towards the superior white.

"At Atlanta we were surprised at the exhibition of energy. The exposition was larger and considerably better than we expected to see. If I should attempt to describe it in connection with the Midway, I am afraid my space *would* be overreached and my discretion criticized, but we can say that the buildings and exhibits were first-class, and that the Georgia building contained surprisingly large and fine specimens of corn, wheat, oats, hays and grasses, cotton and peanuts, and many varieties of fruits and vegetables, all produced on her soil, and in the basement were seen fine specimens of marble, granite and many varieties of wood, many of which were very beautiful, and specimens of gold and nearly every kind of ore. * * *

"Taxes are very low, and good land can be bought for \$5 an acre on a small payment down and on easy terms. A great deal of timber furnishes material sufficient to pay for the land, and from the hard "yellow pine" are made railway ties, posts and ship lumber. This pine is said to be more enduring than oak. Alabama has immense mines of iron and coal, and the cost of living in the South is considerably less expensive than here."

A strong effort is to be made by the citizens of Norfolk and Portsmouth, transportation companies and naval men to get an appropriation from Congress sufficient to give this harbor a depth of twenty-eight feet from the navy-yard to Hampton Roads.

The Sumter Real Estate & Improvement Co., Americus, Ga., recently declared a cash dividend of 20 per cent., payable on

demand to its stockholders. The company declared in January, 1895, and again in July, a dividend of 5 per cent.

The Piney Woods Inn, at Southern Pines, N. C., which has been under construction for two years, opened for the accommodation of guests December 15, 1895. The inn has been fitted up with all the conveniences of city life. It has a capacity for 250 guests. It is said to be the aim of the manager to make it a winter home in the fullest sense of the word. The outlook from the rooms is pleasant, and the hotel park, a 20-acre plot, covered with long-leaved pines, growing to a height of sixty to seventy feet, is being made a place of beauty, with the aid of rustic arbors, bridges, settees, etc. Mr. Charles St. John, the manager of the hotel, has for the past six years conducted a Northern hotel with gratifying success.

The city of Barnesville, Ga., has issued a pamphlet, beautifully illustrated and printed, entitled "Guide for Homeseekers and Manufacturers Contemplating Locating in the South." The writer gives a very interesting sketch of Barnesville, showing that it is a model modern town, whose growth in population, in business and in State importance has been rapid in recent years. The pamphlet has illustrations of a number of beautiful residences, churches, schools, orchard and farm scenes, herds of cattle, and other attractive features of the city and adjacent country. There are also statistics showing the highest authenticated yields of the different products of the soil, as furnished by the Commissioner of Agriculture of the State of Georgia, together with the general average, as compiled by the same authority. A copy of this attractive pamphlet may be obtained by writing to the mayor, Barnesville, Ga., mentioning the "Southern States" magazine in doing so.

Messrs. Balsmyder and Greene, of Chicago, Ill., have located a colony at Atmore, Ala., on the line of the Louisville & Nashville Railroad. Mr. Greene was for a number of years the general Western passenger agent of the Mobile & Ohio Railroad, and Mr. Balsmyder is reported to be a man of good business capacity. They

have a large amount of good land under contract, perhaps some of the best land in Southwestern Alabama. The town "Atmore" is named after the general passenger agent, C P Atmore, of the Louisville & Nashville Railroad.

Hon. Hector D. Land, State Commissioner of Immigration of Alabama, suggests that the State create an immigration bureau. Speaking of the resources of Alabama, he says: "Agriculturally speaking, we raise everything but the most tropical fruits. Where in the tropics they can produce one thing, in Alabama we can produce a dozen. As to our mineral resources, the juxtaposition of coal, iron and limestone, places Alabama at the head of all mineral producing States."

CORRESPONDENCE.

The Attractions and Advantages of Mississippi for Farming.

Editor Southern States:

As to stock-raising, I believe that the cotton States are in a better condition socially and financially than they have been since 1861. As far as my personal observations go, and from what I can learn from other sources, I believe that there is much less drinking and gambling going on in Mississippi than ever before. I am informed that there are only three counties in the whole State where saloons are licensed, and this under local option laws. There is a complete free school system throughout the whole State, supported by taxation, each neighborhood having separate schools for colored and white children. The church membership is proportionally larger, probably, than in most other States.

The labor question is one that gives us some trouble, but not as it does in the North. We have no strikes; no question of eight or ten hours for a day's work, nor do we have to contend with labor unions. A negro man or woman will work twelve or fourteen hours a day during the cotton season for forty or fifty cents a day, and board themselves, without complaint, and a good man can be hired for \$8 a month, with a ration of four pounds of bacon and one peck of meal. They may not move quite so lively as a white man, but they put

in a good day's work hoeing cotton or corn. Mississippi is pre-eminently a cotton-raising State, but her soil and climate is capable of producing nearly all the cereals, vegetables and fruits that can be raised anywhere in the United States; and while it is true that cotton-raising has not always proved to be profitable when carried on to the exclusion of other crops, yet it has been, is now and probably ever will be the staple money crop of this State, and when planted in connection with corn, sugar-cane, peas, sweet potatoes, oats and vegetables for market, the money which it will always bring the moment it is ready for market will be all profit to the man who has followed this plan from year to year. There have been comparatively few manufactories established in Mississippi as yet, but at Wessen there is a cotton and wool mill that has produced as fine cloths as any mill in the United States, and has been a source of profit to the owner and a great help to the people of that neighborhood. Canning factories can be made profitable and would add much to the profits of the truck-raiser. By the way, truck-raising has proven very profitable all along the line of the P. C. R. R.; also fruit-raising, particularly peaches and strawberries.

Now, as to stock-raising, I consider Mississippi one of the best stock States in this country. I have been in Texas and other Western States, where it takes ten acres of pasture to support one cow; but in Mississippi two acres of pasture will support a cow from March until November, and then turn her out and she will live through the winter on cotton stalks and switch cane.

Horses and sheep can be raised almost without cost; all they need is shelter and plenty of hay, which can be had for the cutting. Hogs do here as in the North; well, when bred and fed properly. When left to root for themselves, generally die poor. The profits of farming here, as everywhere else, depend much on the man and his circumstances. A planter with 600 or 800 acres can, by renting out to negroes a part of his land and putting in a crop himself, and hiring day labor from his tenants, make in a year like this from \$1500 to \$2000, counting in his profits on stock, etc. A negro man and wife, who have rented land from me the past two years, have made a

clear profit of \$200, besides paying rent for his team and all their living expenses.

Immigration has been slow in reaching Mississippi, but the time has come when people who desire cheap homes should investigate her claims. Other States, where the land agent has been more active, have filled up and all desirable land taken, or the price has advanced, until there are no more cheap homes; but in Mississippi good lands can be had at from \$8 to \$10 per acre, including good improvements. There is a good chance for the investment of capital in a large plantation, or for the savings of a poor man in a small tract for a home and farm, or a truck patch and an orchard. The climate is delightful, and you need not trouble about fuel; we use the fireplace some days, and keep the doors open every day.

JOHN OTIS.

Prattville, Madison county, Mississippi.

Possibilities of Diversified Farming in the South.

Editor Southern States:

There is a prevailing idea in the North and West that cotton and corn are the only crops raised in the South. Diversified farming is supposed to be an unknown science with the average Southern farmer and negro tenant. There never was a more mistaken idea. One of the largest planters in this county planted 350 acres of oats this year, and a few acres are raised by almost every Southern farmer, and, in a great many instances, by negroes. The large quantities of pork that were formerly shipped in from the North and West are no longer needed, as the average farmer now raises not only enough for his own consumption, but is enabled to put a few hogs on the market. The same is true to a less extent in regard to the mules and horses formerly purchased in carload lots for the working of crops. Many cotton farmers are raising their work stock, either owning their stallion or jack individually or in partnership with several neighbors. Considerable attention has been paid to the raising of dairy cattle; but the grading up of beef herds is conducted only on a small scale. I see that I have wandered from my subject of diversified farming in its strictest meaning. To illustrate the possibilities of this sort of farming in the South, I will cite a simple example of how our more pro-

gressive farmers grow and fatten their hogs. Late in February or early March oats are planted, which may be hogged down in June. Previous to this, from March 1 until the oats are ready, hogs run on good grass pasture, with a little grain. When the oats are disposed of the hogs are turned into a cow-pea field; after this into a sorghum patch; by the time this is eaten down they may be turned back into the former oatfield, which has been planted in peas; from this they go to the sweet-potato field, and later on are finished on peanuts, without an ear of corn or a dollar's worth of labor in feeding them, making pork that will compare favorably with the best corn-fed products of the North. On land favorable to the growth of red clover, hogs are sometimes carried through the winter, with the addition of a little grain. Oats may be planted here in October, grazed moderately until the ground gets too soft, harvested in the following May and the ground may be broken up again and a fair corn crop raised on it the same year. In the same way our truck farmers raise and market their early vegetables, and still have ample time for a good corn or hay crop. The criticism has also been made that the Southern farmer could not, or at least did not, raise his own food crop. On the contrary, every farmer can raise his own meat, and, in addition, he can raise and make his own molasses, his own sweet potatoes, his own corn meal and, in some cases, his own flour and his own rice, and many of them do all of this. The majority of farmers have a good orchard and a garden that yield some vegetables every day in the year. Can the farmer of the North or West make a better showing?

P. B. ROBERTS.

NEWSPAPER COMMENT.

What the South Needs.

What the agricultural South needs today, and every day, are men, sure-enough, stay-at-home, working, reading, thinking, progressive men farmers. We want more farmers who will not stoop to folly and court bankruptcy by raising cotton alone at the cost of production. We need men to make two blades of grass, so to speak, grow where only one grew before; men to bring up and sustain the worn-out soil that you have robbed so shamefully of its fertility;

men to raise every mule and horse and cow and hog that the actual necessities of our Southern population require, and some for export. We need men to even raise enough Irish potatoes and apples and turnips to stop the drain of Southern money into Western pockets for these three items. We need men to raise broom corn to furnish Southern factories, these factories to help furnish the world with a household necessity. We need men to raise every grain of wheat to make every pound of flour called for by Southern population. We need men to see to it that every grain of oat and barley and rye and cloverseed, every pound of hay, every gallon of syrup, every pound of sugar, every pound of tobacco—that are produced right here at home on the farm, in ample quantity to meet every human want among us, a thousand products of soil, of factory and of mine are needed at home, and can be grown, manufactured and mined at home in the South, at a cost less than the same can be purchased and delivered from elsewhere, affording a good margin of profit for producer, manufacturer and miner. We keep our money at home by "living and boarding at the same place."—New Era, McEwen, Tenn.

No Longer Westward But Southward.

It is no longer westward, but southward, that the star of empire takes its way. The march of emigration is making a wide sweep toward the milder climates of the South, and men and women are fleeing from regions of eight and nine months' winter to a more equable zone. They are beginning to discover that it is an immense waste of energy and money to spend more than one-half of their earnings and two-thirds of their time in the mere effort to keep warm and comfortable, when they may have that condition for nothing. That this impulse was bound to come just as soon as the Southern States recovered from the effects of the war and became accustomed to new channels of business and labor, has long been foreseen. The progressive Southerners have themselves been alert to bring about this better day, and their spirit has been manifested, not only in the success of the Atlanta Exposition, but in the vast industries that have prospered at Birmingham, at Chattanooga, at Knox-

ville and other notable points in the South.
—Chicago Times-Herald.

One Way to Aid Immigration.

One of the features of timber-land holdings in the South that has not attracted the attention it deserves is the value of the land itself after the timber has been cut off. The Journal has asserted boldly several times that the "stump lands" of the South will prove of greater value than the timber. In the first place, when cleared for agricultural purposes and cultivated by a thrifty, industrious population, they will contribute yearly and indefinitely to the sum total of the common wealth, while supporting in comfort a prosperous population. The timber wealth, although enormous, is, after all, but one crop, which, when removed, is gone forever.

There is an eminently practical view of this question to be taken by our lumbermen. To them is offered the chance to settle and build up their section such as is seldom given to any except railroad companies or specially organized development corporations, and while doing so, to obtain as much or more for their lands as they have invested in them. The trouble hitherto has been manifold. In the first place, a lack of interest, as well as knowledge, has prevented many from considering the possibility of colonizing their cut-over land. Such as have made a move in this direction have been moderately successful, but have missed the real possibilities, owing to a lack of definite system in exploiting and calling attention to what they have to sell.

In the first place, no location in this country, price of land considered, is so well adapted for a poor but industrious man to make an honest living as can be found on the denuded timber lands of the South. However poor the soil may be, it will bloom with fertility under proper management, while the climate is such that a family may raise easily nearly everything of necessity for the proper sustenance of life. If the pine barrens of Michigan and Wisconsin are now furnishing homes for settlers—and they are—it is certain that a proper presentation of the claims of this section would turn a large stream of immigration hither. But not only must the people be accurately informed regarding all they wish to know about the South, but some system-

atic effort must be made by individuals to prepare a place for them. Settlers from another section prefer, and for a good reason, to locate in a body where they may form a congenial neighborhood similar somewhat to that to which they have been accustomed.

The Journal has a plan to offer which has received the endorsement of representative land-owners and colonization societies, though, so far as we know, has not been tried to any marked extent. It is to divide a body of land, suitable for a colony, into tracts of forty, sixty and eighty acres, and upon each lot to build a good but cheap house, one to cost, say, \$200 to \$300. It can be built of lumber that in the main would hardly do for profitable shipping. Sell these tracts for a payment down sufficient to cover, or nearly so, the cost of the house, and the balance on long time. A fair price for the land, in many cases from \$5 to \$10 an acre, could thus be obtained, where otherwise it would sell with difficulty, if at all.

A settler looks upon a place into which he can move at once, and with neighboring places adjacent, with a far different feeling than the one with which he regards a barren waste of stumps and brush, requiring much labor to first provide a covering for himself and family. The security on deferred payments is next to that of a public bond. Every day's work put upon the place adds to it. A second payment and some cultivation makes the property more than adequate to cover all claims against it and the paper thereon bankable anywhere.

Much might be said regarding the local demand for lumber and every other staple that such an enterprise would bring about in any community. Every farm sold would add a definite amount of value to every other acre within a reasonable radius. To a large land-owner, such as are most of our lumber companies, this would mean much. The Journal predicts that the cleared lands of the South will bring more money eventually than they ever brought when covered with timber.—New Orleans Lumber Trade Journal.

LITERARY NOTES.

For upwards of two years the publishers of McClure's Magazine have been quietly gathering material and pictures for a new

life of General Grant. They believe that they have made a larger collection of portraits of Grant (many of them rare) and other pictures relating to his life than has ever been made before. This biography will bring out the real Grant in the same vivid, thorough and interesting manner as Lincoln is presented in the "Life" now running in McClure's. They have been fortunate in securing the co-operation of Col. F. D. Grant, who has most of his father's papers.

General A. W. Greeley, of Arctic fame, begins, in the March Ladies' Home Journal, his articles on George Washington, which are expected to create considerable discussion. General Greeley has read over 2000 of Washington's private letters, and he writes in a frank, unbiased way of the personal side of Washington. His first article will deal with the loves and courtships of Washington and his final marriage to the widow Custis.

A Prosperous North Carolina Colony of Western People.

Wilmington, N. C., January 25, 1896.

Editor "Southern States:"

Your favor of the 14th, in which you ask for information regarding the Western colony located at Chadbourn, N. C., was duly received.

I have visited the Chadbourn colony, to which you refer, and have conversed with many of the "newcomers," as they are sometimes designated, very freely and without restraint, and I am glad to say that they all, without exception, express themselves as being not only entirely satisfied and contented, but delighted with their new home and the surroundings generally, and, above all, with the entire exemption from those terrible winters of the Northwest, which can never be forgotten, and which are so trying to man and beast alike. No such weather as prevails there in winter is ever known in this latitude.

The soil of the locality in which they are settled is very easily cultivated, and is susceptible of great improvement. It is a rich loam with clay subsoil, and there is not a rock within twenty-five miles of the place. The health of this section is remarkable, there being no malaria or chills and fever; in fact, no serious sickness of any kind that could be properly attributed to the locality. I am fully persuaded that this colony has reached that point where it can be called a great success. I am informed by Senator Brown that 160 people, if not more, have moved to Chadbourn, and that others are arriving almost weekly. It is believed that more than 100 persons will be added to the colony by the ensuing spring. Senator Brown tells me that he has already sold 7000 acres, divided into

220 tracts, and, as a rule, only one tract is sold to a family. About thirty good, substantial houses are now being constructed.

I was surprised to see how comfortably the people were established in their new homes, all seeming to have ample means of support until their crops were made, and they were all earnestly and actively engaged in preparing their land for the spring planting, and pushing their work with great energy. I have been told by a gentleman from Maine that one can realize more from the soil where this colony is located, with one-third the labor, than he can in any Eastern State, and I do not for a moment question the statement.

Hon. V. V. Richardson, one of the most prominent men in this section of the State, a man of sound judgment and large business experience, who lives near Chadbourn, says that he has watched this colony with much interest, and is sure that it is already a great success in every way.

In the spring of 1882 the writer built the first house in this now prosperous little town, and lived there nine years with his family. I can, therefore, speak from personal knowledge and experience in saying that the soil is rich, the locality entirely healthy, the people are industrious and thrifty, and are good neighbors and hospitable, and gladly welcome all new enterprises.

The success of this colony is due in a great measure, if not entirely, to the energy, skill and enterprise of Senator J. A. Brown, who is to be congratulated on his success, and the success of his friends also, in finding a home with much better soil and a more congenial climate than in the bleak Northwest, and one where their labors will meet with a more abundant reward.

The day is not far distant when the entire section around Wilmington will be occupied by farmers from the extreme North and Northwest, and we only need a few more men like Senator Brown to demonstrate to the world our great advantages for agricultural pursuits, and the attractions of soil, climate and health.

To those of limited means especially, this section of the State offers great inducements for investment, and I know of no locality where more generous returns may be expected for labor expended than in and around this thriving village of Chadbourn. Very truly,

J. H. CHADBOURN, JR.,

President Wilmington Chamber of Commerce.

MISCELLANEOUS.

A Private Hunting Car.

Mr. A. Pope, general freight and passenger agent of the Georgia & Alabama Railway, has issued a circular letter relating to Private Car No. 100 (formerly "Louise"), owned by that company, for service on that railway exclusively, for use of hunting or fishing parties. Mr. Pope says: "This car, being very comfortably fitted with complete outfit for cooking and serving meals, private stateroom, several large berths, smoking-room, and provision for

care of dogs, is now available on reasonable advance notice to the undersigned, or to our Montgomery agent, Mr. J. W. Deming, for the use of hunting or fishing parties. A competent cook and porter will always accompany the car and properly care for it. The hunting grounds and streams along this railway offer attractive opportunities to sportsmen. It will, at the request of its charterers to our transportation department, be moved from place to place during the period of its use, so that different opportunities for sport may be availed of. The rate of charter, including lights, heat and usual attendance, will be the cost of twelve first-class tickets each way for a minimum distance of 100 miles, excess thereof to be charged for on basis of actual miles. The maximum period of the charter will be seven days. Parties of six to ten can be very comfortably cared for. Information as to any special point along the line desired to be visited cheerfully obtained and furnished; also arrangements made for guides to special localities or streams, if desired."

A big canning and evaporating concern is being located at Fruitdale, Ala., forty-five miles north of Mobile. This will be a great boon to the fruit and truck growers of that section. Information about this desirable country is given in the "Southern Almanac and Handbook," which is beautifully illustrated, and may be obtained for ten cents from the Fruitdale Seminary, Fruitdale, Ala.

The genial climate and inviting surroundings of the Charleston (S. C.) section make it an attractive place for a home, Charleston itself being one of the most prosperous cities of the country. The surrounding region is beautiful and fertile, and many settlers have found desirable land there, farmers finding the transportation facilities of Charleston very convenient. This district is becoming one of the most famous early truck-growing regions of America. In the village of Carnhoy, fifteen miles from the city of Charleston, on and near the Wando river, with steamer and sail vessel leaving the village and returning daily, home-seekers can find desirable farms and building lots, or larger farms within ten minutes' walk from the village. There are also other opportunities offered to settlers. Mr. S. R. Marshall, No. 207 Meeting street, Charleston, S. C., who advertises in this issue, can give full particulars.

The fine climate of Western North Carolina continues to attract the settler from the North and Northwest. One of the most attractive portions of this locality is Morganton, N. C., situated at the foot of the mountains, rich in agricultural capabilities, in timber and water-powers. Farming land can be had in this country at low prices by communicating with the Morganton Land & Improvement Co., Morganton, N. C.

Parties wishing to establish a school, hotel or sanitarium in the South should apply to H.

W. Reinhart, Morehead City, N. C., who advertises on another page some attractive property at Thomasville, N. C., in the Piedmont section, on the Southern Railway. The climate of this locality is noted for healthfulness. An excellent opening is presented.

The reports recently published that orange groves in Florida are held to be of greater value than ever is turning to that State the attention of investors and homeseekers, who may have been somewhat frightened by the freeze of last year. Moreover, the freeze is now regarded as a beneficial event, as it made the people engage in trucking and diversified agriculture more largely than they had done before, with the result of showing to the world the many sources of agricultural prosperity of that State. Par-

ties wishing to invest in Florida lands are directed to the advertisement of H. Ruge & Sons, Apalachicola, Fla., in this issue.

Farmers seeking a productive country would do well to investigate the attractions and advantages of Southern Missouri. The Kansas City, Fort Scott & Memphis Railroad Co. has issued a pamphlet which strikingly illustrates these attractions. See the advertisement of J. E. Lockwood, of Kansas City, on another page.

"Breaks Up" Colds.

Dr. Humphreys' Specific "77" "breaks up" a cold that "hangs on;" fits your vest pocket. For sale by all druggists.



